

Royal Coast Condominium Association, Inc.

2000 South Ocean Boulevard, Lauderdale-By-The-Sea, Florida 33062 / Phone (954) 781-9791 • Fax (954) 781-0095



Board of Directors Workshop March 11, 2019 @ 10:00 a.m. in the Social Room

The meeting was called to order by Bobby Bellantoni at 10:00AM

Board Members Present: **Bob Bellantoni** (President), **Judy Cole** (Vice President), **George Herrera** (Treasurer), **Bill Noraian** (Director), **Anthony Caronia** (Secretary), **Augustine Perrotta** (Director), **Lori Lenoble** (Director) and Bill Webster (Property Manager). A quorum was established

New Business

- (1) **Emergency Life Safety System** - The Board was provided a draft copy of consultant Nick Scolara's report. The final version is due any day at which time it will be delivered to the Association and Town's Fire Chief, Steve Paine. Phase II includes both Nick Scolara and an engineer to write specifications, run the bidding process with Fire Department oversight. Cost estimates and future progress reports will be communicated to owners upon receipt from the engineer.
- (2) **Security, Cameras**- Board discussion centered on the current analog system vs the advantages of an HD system. Being a capital improvement, consideration is tabled for a future scheduled Board meeting.
- (3) **Board Letter for Proxies**- Attached as part of the record, President Bobby Bellantoni offered additional clarification for the Association to adopt "Pooled Reserves". Special Assessment balances would be transferred to this account in order to help defray costs of future assessments.
- (4) **Condominium Guest Policy**- Board discussion centered on the current version as noted on page 10 of Rules and Regulations (attached). There is a need for owners to keep the office and security updated with their "Information Sheet" guest list. Security shall not permit entry to anyone not on the list unless the owner, notifies the office prior to arrival using the guest form (attached) via fax or email. Guests and non-resident family members must complete the form if staying 2 days or more. Photo ID is required.

Being no further business, a motion was made by Anthony Caronia and seconded by George Herrera to adjourn the meeting at 11:15AM. The motion carried.

Respectfully Submitted,
Bill Webster, Property Manager

Unapproved Draft Copy

Clarification of Recent Proxy Vote for Pooled Reserves

This memo will attempt to explain what pooled reserves would mean for our association. A yes vote will combine money held in separate reserve accounts into a single account. What this means is that a needed reserve item that has no funding can be satisfied from this pooled reserve account. An example of this would be if the building Air Conditioning needed replacement and there were no funds in that account the money could be taken from the pooled reserve account thus avoiding an assessment to the unit owners. A recent change to Florida law allows this valuable tool to be adopted by condo associations. Your Board highly recommends that this Pooled Reserve vote be approved.

Respectfully,

RCCA Board Of Directors

Royal Coast Condominium

Reserve Schedule (2019) Summary Page:

Reserve Study - Budget Year 1/1/2019 - 12/31/2019						
Category / Component	Useful Life (age span)	Remaining Life (age span)	Current Replacement Cost	12/31/2018 Balance	Underfunded Balance	2019 Annual Contribution (Fully Funded)
Common Area Interiors	18 - 25	3 - 22	\$604,135.00	\$0.00	\$604,135.00	\$58,578.01
Recreation Deck	15 - 25	11 - 22	\$1,015,280.00	\$0.00	\$1,015,280.00	\$53,281.59
Building Exterior	8 - 30	3 - 22	\$1,058,950.00	\$0.00	\$1,058,950.00	\$96,630.81
Elevators	25 - 30	14 - 19	\$507,500.00	\$0.00	\$507,500.00	\$27,509.40
Air Conditioning	14 - 25	10 - 17	\$542,700.00	\$0.00	\$542,700.00	\$37,169.51
Mechanical & Electrical	12 - 35	5 - 37	\$534,810.00	\$0.00	\$534,810.00	\$34,361.30
Pavement	20	17	\$305,000.00	\$0.00	\$305,000.00	\$17,941.18
Roof(s)	22	12	\$505,850.00	\$0.00	\$505,850.00	\$42,154.17
Building Improvements	25 - 35	2 - 20	\$731,000.00	\$0.00	\$731,000.00	\$150,785.71
Pooled Fund Balance				\$0.00	\$0.00	
Unallocated Interest				\$0.00	\$0.00	
Totals			\$5,805,225.00	\$0.00	\$5,805,225.00	\$518,411.67

Annual Contribution (2019)	\$518,411.67			
Monthly Contribution	\$43,200.97			
Floor # / Unit Type - Monthly Contribution	# Units	% Share	% All	
1 - A	1	0.2418%	0.24%	
1 - B	1	0.4442%	0.44%	
1 - C	1	0.4430%	0.44%	
1 - D	1	0.4863%	0.49%	
1 - E	1	0.6588%	0.66%	
1 - F	1	0.4836%	0.48%	
1 - G	1	0.3273%	0.33%	
2 - 16 - A	14	0.5363%	7.51%	
2 - 16 - B, F, J, N	56	0.4836%	27.08%	
2 - 16 - C	14	0.4828%	6.76%	
2 - 16 - D	14	0.5726%	8.02%	
2 - 16 - E	14	0.6588%	9.22%	
2 - 16 - G, K	28	0.4832%	13.53%	
2 - 16 - H	14	0.4347%	6.09%	
2 - 16 - L	14	0.4903%	6.86%	
2 - 16 - M	14	0.4887%	6.84%	
2 - 16 - P	14	0.3575%	5.01%	
Totals	203		100.00%	

If floors are being tiled, or a wood floor is being installed or other floor type is being used, a ¼” cork sub-floor or equivalent must be applied. The tile contractor must submit a sample of the cork or other subflooring to the RCCA manager for approval prior to laying in the unit. Any deviations whatsoever require the approval of the Board of Directors or the manager.

Guests and Children

- Guests, families and children are subject to the same rules and regulations as the owners/lessees.
- Owners/lessees must explain the RCCA Rules and Regulations clearly and concisely to anyone who is visiting the RCCA.
- Guests are not allowed to stay overnight unless the owner/lessee is in residence at the same time. **Exceptions:**
 - The owner/lessee does not have to be in residence during the stay of their parents, grandparents, adult brothers and sisters, adult sons and daughters and adult grandchildren. Their respective spouses and/or children may accompany any of these guests. In the event the unit is legally in the name of one spouse, for the purpose of the above exceptions only, the other spouse will also be considered as the unit owner/lessee.
 - The owner/lessee, if not in residence as noted above, must give the RCCA manager at least three days notice of guest arrival.
 - With the owner’s permission and when the owner is not in residence, the guest may use the owner’s parking space otherwise the security guard will assign a guest parking space.
- Under no circumstance are unregistered guests allowed to reside in the condominium units. All guests must register with the security office. Guests are not permitted to stay longer than thirty days at the RCCA.
- Guests must be in possession of the keys to the unit when they arrive at the RCCA. Please remember that the security office does not accept unit keys for release to guests or other unit owners/lessees. Likewise, the guest must return the keys to the owner/lessee or his representative when they depart. The office cannot be responsible for distributing any keys to guests.
- Children are not to play in the public hallways, lobbies, stairways, garages, parking areas or in any way interfere with the elevators and with the quiet and comfort of the residents. Reasonable supervision must be exercised when children under the age of thirteen are in residence.
- Children under the age of eighteen cannot be left alone in a unit overnight or during the day without adult supervision.
- The Security Guard will assign visiting guests a parking space in the visitors’ parking area.
- Guest parking when the owner/lessee is in residence is not to exceed thirty days in a calendar year.

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Please fill out and return to security (954) 781-9791. Thank you.

NAME: MR. /MRS. _____ STAYING IN APT. # _____

NUMBER IN PARTY: ADULTS _____ CHILDREN _____ **NO PETS PERMITTED**

RELATIONSHIP TO THE OWNER OR LESSEE IS _____

GUEST'S PHONE NUMBER(S) # _____

THE COLOR OF THE CAR IS: _____ MAKE & MODEL _____

PARKING SPACE # _____ LICENSE PLATE # _____ STATE _____

WILL BE HERE FROM _____ TO _____ AND DOES HAVE KEYS
TO THE APARTMENT AND BUILDING. (NO MORE THAN 30 DAYS).

MY GUEST IS FAMILIAR WITH THE RULES AND REGULATIONS OF THE
ROYAL COAST CONDOMINIUM ASSOCIATION.

SECURITY GUARD ON DUTY

DATE

ROYAL COAST CONDOMINIUM GUEST

**YOU ARE THE GUEST OF EVERY OWNER OF THIS COMPLEX. ALL THE
FACILITIES AVAILABLE FOR YOUR ENJOYMENT ARE MADE POSSIBLE
FINANCIALLY AND OTHERWISE BY ALL OWNERS.**

**TO PROTECT OUR INVESTMENT, WE HAVE ESTABLISHED RULES AND
REGULATIONS, WHICH ALL OF US MUST ADHERE TO AND WE ASK THAT
YOU ABIDE BY THESE RULES TO INSURE THAT THESE PRIVILEGES WILL
NOT BE DENIED TO YOU.**

**HAVE A PLEASANT STAY AT THE
ROYAL COAST CONDOMINIUM ASSOCIATION**