

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 Meeting August 12, 2019 @ 7PM in the Social Room

The meeting was called to order by Bobby Bellantoni at 7PM

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

Approval of Meeting Minutes

A motion was made by Lori Lenoble (**M1**) and seconded by Judy Cole to approve the April 29th, 2019 Meeting Minutes. The motion carried unanimously.

Board & Management Reports

Bill Webster provided a **Manager's Report** which is attached as part of the record.

Old Business

None

New Business

Building Projects & Improvements

President Bobby Bellantoni mentioned completed 2019 projects which includes handicap door access, security access steps, service area guard rails and mechanical room electrical service panel replacement. Close to completion is the security cameras installation. For 2020 consideration, he identified north hallway bathrooms renovation, pool deck canopies, laundry room renovation, cooling tower water treatment, handicap service entry door and automating security functions for staff. Director Bill Noraian identified stairwell door hardware in need of replacement. Bellantoni also stated that operating expenses are going to be slightly higher for 2020 and the Board would have to consider a modest increase. The ELSS mandate has been postponed until 2024 but the obligation remains for the Association to correct code violations to the best of their ability. Director Lori Lenoble felt it would be a good idea to survey the unit owners to obtain feedback on the option of reserves vs special assessment.

Being no further business, a motion was made by Bill Noraian (**M2**) and seconded by George Herrera to adjourn the meeting at 7:34PM. The motion carried unanimously.

*Respectfully Submitted,
Bill Webster, Property Manager*