

Royal Coast Condominium Association, Inc.

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



2020 Budget Meeting Minutes November 11, 2019 @ 7:00 p.m. in the Social Room

The meeting was called to order by Robert Bellantoni at 7:00PM.

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

Approval of Meeting Minutes

A motion was made by Bill Noraian (**M1**) and seconded by George Herrera to approve the August 12th, 2019 Meeting Minutes. The motion carried unanimously.

Board Comments

Board Members Bobby Bellantoni and Lori Lenoble spoke to the membership present. George Herrera provided a brief recap of financials thru September 30, 2019. The Association is very close to being on budget with a slight deficit of \$4300 on a YTD Budget of \$947,000. Manager Bill Webster provided a report on recently completed projects and identified Association policies for Board review. In addition, The Association will launch cloud software enhancing communications among residents, security, maintenance and the management office. A 3-page report is attached as part of the record.

2020 Budget Vote Tabulation

Waive Reserves = 129, Fund Reserves = 11

New Business

A motion was made by Anthony Caronia (**M2**) and seconded by Lori Lenoble to approve the 2020 budget without funding reserves. The motion carried unanimously.

A motion was made by Bobby Bellantoni (**M3**) and seconded by George Herrera to adjourn the meeting at 7:41PM. The motion carried unanimously.

*Respectfully Submitted,
Bill Webster, Property Manager*

Association Policies

AED (Automated External Defibrillators)

The Association does not require employees to be certified and/or render aid. Employees will assist with calling 911 for EMS services.

Pool Water Temperature

The boiler room thermostat gauges are set for 89 degrees. This is the highest recommended setting for current equipment (pvc pipes) without causing damage. The heat exchange flow reaches near 100 degrees while establishing the preset temperature. The Association will not consider data provided by personal thermometers due to variables in time of day, weather conditions, equipment tolerances, etc.

Social Room Reservations

Reservations are exclusively for the room and kitchen only and does not include any other common areas. Rates are \$150 non-refundable deposit and a \$200 refundable damage deposit. Maximum room capacity is 50. No reservations accepted for holidays.

Unit Modification Application

As amended in Article 20 of the Declaration, the Association will require an application fee of \$500 from the owner to be deposited before work commences. Provided the owner and contractors do not violate any of the terms outlined within.

Visitor Policy

Effective, 2018, residents will be limited to eight pool deck guests (includes family and friends). All guests must be advised to stop at Security to register and to receive a guest pass. Parking spaces will be assigned based on availability. Residents must be present with their guests on the pool deck and, as stated in the pool deck rules, children under fourteen years of age must be supervised by an adult. Residents are responsible to ensure their guests comply with all RCC rules.

For occasions exceeding eight guests, a request to accommodate, along with the guest list, must be submitted to the manager at least one week in advance. Confirmation of scheduling will be based on known or expected activity and other factors.

Unit Shut Down

Owners have been provided shut down procedures when vacating their unit. Maintenance staff is not responsible. The Association reserves the right to charge \$25 during hurricane season to perform water shut off, securing windows and shutters, removing balcony furniture, satellite dish. The Association is not responsible for malfunctioning fixtures and equipment not properly maintained. We strongly urge owners to have a "condo watcher".

Shopping Carts

We are experiencing a shortage of available carts on both levels. Please return carts promptly as a courtesy to your fellow residents.

Security Package Handling

Packages must be picked up from security within 24 hours as our space is very limited. The Association reserves the right to charge a storage fee if items are not promptly picked up.

Condo Unit HO6 Policy

The Association requests all owners maintain an HO6 policy. By Florida Statute, each owner is responsible for repairs/replacement within the unit regardless of who may be at fault.

Team RCCA at Work

Common Area Tile & Carpeting

We recently completed a deep cleaning of tiled areas on both garage and lobby levels. The Social Room carpet and tile was also cleaned. High traffic hallway areas near the service elevator will be cleaned more frequently.

Roof Exhaust Fans

As reported in August, a new electric service panel was installed in the mechanical room. Recently, all fans were rewired to new circuits. This will result in better and more consistent performance for each riser. Maintenance created a plot plan to improve the management of repairs and document history.

Garage Entrance Gutter

The entry side has been re-built with new metal base support and concrete restoration to level the area with the driving surface

Door Edge Guards & Kickplates

Maintenance has placed protective edge guards on each floor located on the outside frame of the double doors leading to the service elevator. Kick plates have been installed on more of the common area doors at both garage and lobby levels. The women's bathroom door was replaced and along with frame, were electrostatically painted for longevity.

Luggage Carts

Brass carts were cleaned, polished and carpeted. All others were repainted and carpeted.

Pool Deck Furniture

Strap replacement on many chairs and chaises as needed. Beach chaises were given stencil ID with "ROYAL COAST" on the frame. Umbrellas damaged over the summer have been replaced and will be secured to concrete base and pvc tubing.

Pool Deck Canopies

Replacements have been ordered and expected installation should be before the end of November. The current sunbrella fabric will no longer be used as we convert to a coated 18 gauge nylon.

ELSS Mandated Fire Plan 2024

The Association has completed phase 1 of the project by completing a remediation plan accepted by the fire department. This plan is under review with the Association attorney. Upon approval, the Board will vote to move forward with continued engagement using Florida Fire Protection as the Project Manager. Certain components will go out to formal bid during 2020. Once a hard cost is established, the Board will decide how and when to fund the project during the subsequent years 2021 to 2024. It is anticipated that only compliance issues the Association Maintenance Staff can complete within the framework of the approved 2020 budget will be addressed next year (2020).

Other Completed Projects

- New traffic light entering the garage
- Lobby Level bathrooms painted
- Security Cameras

Trash Chute Replacment



Normal Trash Chute Bend to Compactor



RCCA Damaged Bend



Trash Fall Out to 4'x'4 Space

The custom fabrication of our trash chute bottom which connects to the compactor is scheduled for installation on Thursday, November 14th. We are confident this will alleviate our current pest problem. Floors L thru 7 will be serviced on the 19th. Any residents above 7 who want additional service may contact the office.



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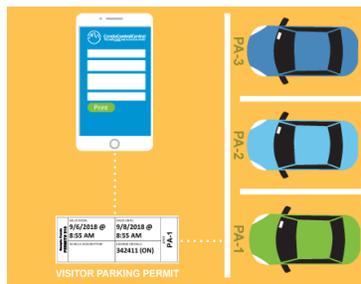
Having trouble keeping up with an influx of packages delivered to the concierge?

By logging deliveries in our system administrators have a full history of incoming and outgoing packages. Notifications are instantly sent to the recipients for pick-up reducing the time packages spend in storage.



Take control of your visitor parking

Allow owners and residents to log visitors and print parking permits straight from the system. Your visitor parking policies are set and automatically enforced, eliminating misuse of parking spaces and saving time.



To be collected from Unit Owners W/O Reserves :

\$1,267,555.00

UNIT	# of Units	%UNIT	Maintenance	12 Months	
LA	1	0.241800%	\$ 3,064.95	\$ 255.41	\$ 3,064.95
LB	1	0.444200%	\$ 5,630.48	\$ 469.21	\$ 5,630.48
LC	1	0.443000%	\$ 5,615.27	\$ 467.94	\$ 5,615.27
LD	1	0.486300%	\$ 6,164.12	\$ 513.68	\$ 6,164.12
LE	1	0.658800%	\$ 8,350.65	\$ 695.89	\$ 8,350.65
LF	1	0.483600%	\$ 6,129.90	\$ 510.82	\$ 6,129.90
LG	1	0.327300%	\$ 4,148.71	\$ 345.73	\$ 4,148.71
A Type	14	0.536300%	\$ 6,797.90	\$ 566.49	\$ 95,170.56
8 type	14	0.483600%	\$ 6,129.90	\$ 510.82	\$ 85,818.54
C type	14	0.482800%	\$ 6,119.76	\$ 509.98	\$ 85,676.58
Dtype	14	0.572600%	\$ 7,258.02	\$ 604.83	\$ 101,612.28
E type	14	0.658800%	\$ 8,350.65	\$ 695.89	\$ 116,909.13
F type	14	0.483600%	\$ 6,129.90	\$ 510.82	\$ 85,818.54
G type	14	0.483200%	\$ 6,124.83	\$ 510.40	\$ 85,747.56
H type	14	0.434700%	\$ 5,510.06	\$ 459.17	\$ 77,140.86
J type	14	0.483600%	\$ 6,129.90	\$ 510.82	\$ 85,818.54
Ktype	14	0.483200%	\$ 6,124.83	\$ 510.40	\$ 85,747.56
L type	14	0.490300%	\$ 6,214.82	\$ 517.90	\$ 87,007.51
M type	14	0.488700%	\$ 6,194.54	\$ 516.21	\$ 86,723.58
N type	14	0.483600%	\$ 6,129.90	\$ 510.82	\$ 85,818.54
Ptype	14	0.357500%	\$ 4,531.51	\$ 377.63	\$ 63,441.13
TOTAL	203				\$ 1,267,555.00

To be collected from Unit Owners W/ Reserves :

UNIT	# of Units	%UNIT	Maintenance	12 Months	
LA	1	0.241800%	\$ 4,348.68	\$ 362.39	\$ 4,348.68
LB	1	0.444200%	\$ 7,988.77	\$ 665.73	\$ 7,988.77
LC	1	0.443000%	\$ 7,967.19	\$ 663.93	\$ 7,967.19
LD	1	0.486300%	\$ 8,745.92	\$ 728.83	\$ 8,745.92
LE	1	0.658800%	\$ 11,848.27	\$ 987.36	\$ 11,848.27
LF	1	0.483600%	\$ 8,697.36	\$ 724.78	\$ 8,697.36
LG	1	0.327300%	\$ 5,886.37	\$ 490.53	\$ 5,886.37
A Type	14	0.536300%	\$ 9,645.15	\$ 803.76	\$ 135,032.11
8 type	14	0.483600%	\$ 8,697.36	\$ 724.78	\$ 121,763.06
C type	14	0.482800%	\$ 8,682.97	\$ 723.58	\$ 121,561.63
Dtype	14	0.572600%	\$ 10,297.99	\$ 858.17	\$ 144,171.89
E type	14	0.658800%	\$ 11,848.27	\$ 987.36	\$ 165,875.73
F type	14	0.483600%	\$ 8,697.36	\$ 724.78	\$ 121,763.06
G type	14	0.483200%	\$ 8,690.17	\$ 724.18	\$ 121,662.34
H type	14	0.434700%	\$ 7,817.91	\$ 651.49	\$ 109,450.79
J type	14	0.483600%	\$ 8,697.36	\$ 724.78	\$ 121,763.06
Ktype	14	0.483200%	\$ 8,690.17	\$ 724.18	\$ 121,662.34
L type	14	0.490300%	\$ 8,817.86	\$ 734.82	\$ 123,450.01
M type	14	0.488700%	\$ 8,789.08	\$ 732.42	\$ 123,047.16
N type	14	0.483600%	\$ 8,697.36	\$ 724.78	\$ 121,763.06
Ptype	14	0.357500%	\$ 6,429.50	\$ 535.79	\$ 90,013.01
TOTAL	203				\$ 1,798,461.77