

Royal Park Newsletter

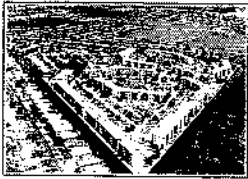
Volume 2, Issue 1

January & February 2016

Board Elections for 2016

Special Articles of Interest

- Board Elections
- Manager's Report
- Moving in Royal Park
- Dreams of Animals
- Treasurer's Corner



According to our condo documents, elections for the New Board of Directors are held on the 1st Monday in February.

This year it is on Monday, February 1, 2016 at 7:00 P.M. at the Royal Park Condominium Clubhouse, 122 Royal Park Drive, Oakland Park FL 33309. The Annual Meeting of the Association will be held for the purpose of Election of Directors, and any other business which may be lawfully conducted.

Please make sure you complete **The Ballot** and **Proxy** as per instructions and mail or drop at the office as soon as possible. You can also do the same at the meeting.

The following Owners are Candidates for the above described 2016 Annual Board Election:

Kevin Abbaticchio
 Oscar (Rick) Blake
 Vasile (Chris) Chis
 Mark Eagle
 William Goodman
 Sidney Hepler
 Yvonne Munoz Hepler
 Jibrael S. Hindi
 David Kaminski
 Linda McNicoll
 Harvey Ross



All candidates are good people deserving an equal chance, so please make sure you participate and exercise your right to vote.

Royal Park owners and residents thank the present Board of Directors for their hard work during 2015 and look forward to welcoming the New Board in February.

Wishing everyone a **Prosperous New Year**, and a healthy one!

The Editor



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Manager's Report

Happy New Year To all Royal Park Owners & Residents!

The New Year has started off on the right track. We are as busy as ever in the office with our continuing projects and anticipation of 2016 new projects. Some of those are already in the works. Others are in the final planning stages. They are as follows:

Elevators - As everyone will agree, the elevators are in need of some attention. Ideally it would be great to replace them, but this would require funds of \$80,000 to \$100,000 per building. We do not have these funds in our budget. In order to accomplish this, the owner's would have to agree to a large maintenance increase or an assessment.

In the interim I have switched our elevator service contract to another vendor who has more experience with older elevators. This will create an annual savings of \$20,000 to \$30,000. The new vendor is paying closer attention to detail on maintaining our elevator to a level that I and our owner's expect
continued on page 5

Royal Park Notice Board

Insurance Agency for Royal Park

Owners Please note that the
new Insurance Agent is

Mack, Mack & Waltz Insurance Group

Owners still have to request
copies of Insurance
Certificates from EOI Direct

Toll Free: 1-877-456-3643

Or online at

www.eoidirect.com

ATTENTION ALL RESIDENTS

**During Railing Replacement
&
Buildings Paint Project
Please co-operate by
removing your vehicles
from the working area when
notices are posted in your
building and elevators.**

**This is for your safety and
protection of your vehicles.
Thank You.**

The Management

2016 Board Elections Reminder

All unit owners please
Make sure you return the
proxy and the ballot as per
instructions in separate
envelopes enclosed in
the mailing. You can
preferably either mail
it to the condo office or
drop it in person.
You can also bring it on
Monday, February 1, 2016
at 7:00 pm at
the Clubhouse.

Royal Park Condo Office Hours

Monday - Friday

8:30 am - 5:00 pm

Closed for Lunch

12:30 - 1:30 pm

Second Saturday

of each month

8:00 am - 12:00 noon

THANK YOU!

Royal Park Office &
Maintenance Staff
would like to Thank
all Owners & Residents
who graciously contributed
in the donation Box during
Christmas Holidays.

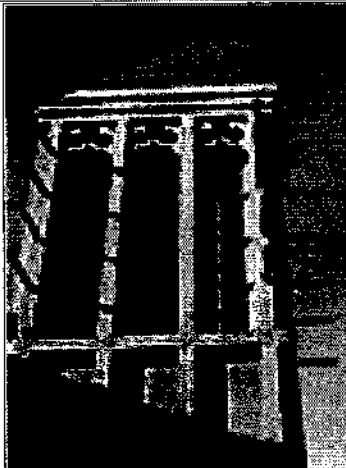


Volunteers Needed

We Need Alternate Building
Reps and also Volunteers
to distribute the Newsletter
in their Buildings.
Please call the Condo Office:
954-739-6300
to register your name.

Thank You.

THE MANAGEMENT



Royal Park Newsletter

January & February 2016 issue
Volume 2 Issue 1

Editor: **Naim Naqi**

Articles, Graphics & Ads: **Naim Naqi**

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Notes from the President

At the last Board meeting an owner inquired whether board members must reside in the community in order to be eligible for the Board. In order to alleviate some confusion regarding this issue, I feel the need to provide some clarification on the matter.

Florida Statutes are very clear on this. So long as the candidate owns property in the association he or she is qualified for the Board. It is not necessary, according to the **Florida Condominium Act**. The act states that every owner is eligible to serve with the exceptions of owners that are delinquent in maintenance fees or have a past felony history. There is no requirement that the owner live within the community.

The legislature when writing this portion of the statutes considered that anyone who owns property has a vested interest in how his or her association is managed. Let's not dismiss these owners who care to participate and involve themselves in our association. Our nonresident owners who participate in and who involve themselves in our association pay higher taxes than homesteaded owners, don't use the facilities and volunteer their time to keep Royal Park an attractive place to live.

Today in this 21st century methods of communication are instantaneous. We can keep in touch with each other Globally. Businesses and corporations are universal requiring them to communicate via telepho-

ne, Skype, Go To Meeting etc.

I know of Community Associations where a large segment of the population are snow birds, yet they serve on the boards. In one instance that I am aware of the treasurer maintains bookkeeping for the community Association via the bank website.

What is important for the community is whether the candidates running for the board are capable of doing the job. The actual presence of an individual, as experienced by the above mentioned global businesses, is not essential for success of the "association."

Rick Blake
President
Royal Park



TID-BITS

- Customer: Do you have a book called "Man, the Master of Women...?"
Salesgirl: The fiction department is on the other side sir!

- What is the difference between men and pigs?
- Pigs don't turn into men when they drink.

- When the best actors are chosen by other actors, it's called the Oscars.
When the best actors are chosen by the people, it's called an election.

- A husband, the owner of a new car, was somewhat reluctant to allow his wife to drive his prize possession.. even to the grocery store which was a few blocks from the house. After she insisted, he finally relented, cautioning her as she departed, "Remember, if you have an accident, the newspaper will print your age!"

Announcement

Common Areas

Announcement

Royal Park Board of Directors and the Manager appreciate the owners that want to improve the property by placing plants in front of their buildings. Unfortunately there are some owners that have pulled out bushes and cut trees without getting permission of the association. The grounds of Royal Park are considered common areas and therefore the association is responsible for it's up keep. We are trying to maintain a uniform look in front of each building.

If you wish to make any changes please contact the office and manager first. If a unit owner does any work without the association's approval they will be held responsible and charged the cost to restore the common area.

ROYAL PARK BOARD OF DIRECTORS

US Geography Fast facts

More than half of the coastline of the entire United States is in Alaska.

Woodward Avenue in Detroit, Michigan, carries the designation M-1 so named because it was the first paved road anywhere

The Eisenhower Interstate system requires that one mile in every five must be straight. These straight sections are usable as airstrips in times of war or other emergencies.

There are no natural lakes in the state of Ohio, everyone is manmade



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"Potato chips aren't rubbery and blubbery like fat.
They're crispy and crunchy like lettuce.
That proves they're diet food!"

A break up is like
a broken mirror.
It is better to leave
it broken than
hurt yourself to fix it.

There are many things
in your life that will
catch your eye but
only a few will catch
your heart...
pursue those



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Royal Park Resident
 Since 2001. Royal Park
 References Available.

Manager's Report

..... Continued from page 1

I recommend the new Board consider investing some of the savings into improving the aesthetics of the elevators.

Pools - We have been steadily working on improving the condition of Royal Park's pools. I have received and reviewed 3 bids for the replacement of non-working heaters. We are set to begin this project during the first and second week in February, weather permitting.

Roofs - The work on the building roofs have been completed. I prioritized the building first over the laundry/storage building in order to prevent any possible unit damages due to water seeping in. We are now set to continue the improvements on the smaller buildings.

Laundry - The washing machines and dryers are starting to show their age. My current focus is to find a company that will provide us with better service on our current machines, which will eliminate unnecessary and inconvenient breakdowns. I will update you on this progress in next month's newsletter.

As your Property Manager it is my intent to protect Royal Park's Owners' interest by prioritizing spending. Many of you are concerned that the work is not being done fast enough. Please remember that fast equates to cash. The maintenance fees we collect are available to us on a quarterly basis. We don't start off the year with 3 million dollars in our bank account. This limits our spending to fixed and operating expenses. Any surplus is applied to incidentals, such as non-budgeted items.

Finally, I want to thank you for your patience and understanding. Look around and you will see that progress is being made. I look forward to working with the new Board to continue the beautification of Royal Park.

Armando Meneses, LCAM
 Royal Park Property Manager

YOU ARE LIVING IN 2016 when...

1. You accidentally enter your PIN on the microwave.
2. You haven't played solitaire with real cards in years.
3. You have a list of 15 phone numbers to reach your family of three.
4. You e-mail the person who works at the desk next to you.
5. Your reason for not staying in touch with friends and family is that they don't have e-mail addresses.
6. You pull up in your own driveway and use your cell phone to see if anyone is home to help you carry in the groceries.
7. You get up in the morning and go on line before getting your coffee.

A Hill Billy's wish:

When I die, I wanna die
like my Grandpa who
died peacefully in his sleep,
not screaming like all the
passengers in the car...

**ROYAL PARK PERSON
of the Year 2015**

PAT BLANK

The Board of directors and the office staff
THANKS
and appreciate all her hard work as a volunteer

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The Treasurer's Corner



Hello Royal Park Owners:

Happy New Year to all. I would like to begin the year by sharing some very good news. As of December 31, 2015 Royal Park's Operating Checking Account ended the year with approximately \$44,000 in the black. A very positive way to start the New Year.

Moving forward into 2016 we anticipate the finalizing of the painting along with the completion and success of our 40 Year Inspection. Royal Park is on the right financial track to begin addressing the smaller projects which are in dire need of attention. I appreciate the community's patience, understanding and recognition of the monumental task that was taken on by the Board last year. I hope that future Boards will continue this momentum by following a process by where we are proactive versus reactive in the maintenance of our community. In the long term, this will save Royal Park Owners dollars by maintaining low maint. fees & enhancing the attractiveness of our community, while securing our investments.

This past year the Accountant, Bookkeeper and myself have stayed busy improving our bookkeeping system in order to make the financials easier to understand and monitor. One of the major changes was switching over from "Tops" Software to "Quickbooks". We no longer pay a monthly fee to manage our books and are using one of the better softwares on the market to maintain our financial records.

Our biggest accomplishment, which I hope future Boards will continue, is the creation of a Budget Committee that is committed to meeting quarterly to ensure that our books are in order, allowing several sets of eyes to monitor our finances.

I am committed to continue working in the office with Management, The Board and our Accountants.

Once again, have a great new year and may you and Royal Park have a prosperous 2016.

Yvonne Hepler, Treasurer



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Pet Corner - Moving in Royal Park

Next month we are moving from New Jersey to Ft. Lah-de-dah. While visiting Florida on Thanksgiving my master Jonathan decided to buy a condo in Royal Park. Having lived in a big house that is being foreclosed, I am told I have to get adjusted to the condo living and its stupid rules and regulations.

He is an Attorney, so naturally I know all about the laws and bylaws as over the years I heard him advising clients over the phone, for example: laws are made to be broken, or every law has a loophole, and quotes like you should never lie but always deviate from the truth.

My Jonathan has often been referred to as a lawyer who can fight like a dog! Oh that makes me so proud just to know that he has my genes.

Last March I heard he was barred from the practice but then twice recently he got drunk in the bar and was sent home by Taxi so I assume he is working again. Nevertheless, he is recently diagnosed to have OCD. Having been bipolar does not help either so I have taken charge of some of the tasks at home. For example, to relieve him from further stress I have started to erase the abusive messages some of his clients leave on his answering machine.

Recently our Realtor sent the Royal Park's Rules & Regulations book. I am so pissed at some of the pet rules – they are not only a joke but so unfair – and don't get me started on the human rules – you can't do this and you can't do that – they read like a jailhouse mandate!

Under pet rules on page 10 it says only 2 cats or 1 dog and 1 cat is allowed in one apartment. I say that's pure discrimination! Why not two dogs? What will happen to my girlfriend?



She is living with me for 4 years and no way on earth she is staying in NJ. I will make sure she gets approved even if I have to dress her in a cat suit and drag her in front of Mr. Jack Hynes for his elaborate orientation for the condo approval.

Being so smart and with a law background I think I will serve well on the Board. It's about time we have some representation and changes in bylaws in our favor. I have a few tricks up my sleeve and I promise I will fight for your rights and jump through hoops and loopholes too, to make this happen.

I already have some proposals, for example to change the name of Royal Park Condominiums to Royal Pets Condominium or Royal Pooch Club. With the majority of ever increasing canine community I think we can achieve these goals. I want to form a **Bitch & Complain Committee** which can have monthly meetings including all-you-can-bitch sessions.

This Board is like the do-nothing Congress and I intend to wake this *let the sleeping dog lie* attitude and kick ass! So please vote for me!!!

Guys & Gals! I can be your **Sarah Palin!** If you vote for me I will energize this election and get the party started. **If elected I promise one thing - I will make sure I will be the biggest bitch on the Board!**

Another short story by
Naim Naqi

Reprinted from Newsletter in 2010. Rules have changed since then, 2 dogs are allowed, perhaps because of her!

ATTENTION UNIT OWNERS

Indifference = Differences

Throughout the year the Board need to have the proxies returned in a timely fashion for budget, elections and other matters.

If the unit owners at Royal Park can not take the time to fill out their proxies and return them to the office, please don't start complaining about changes and differences at Royal Park.

The Board needs your help in order to continue working for you and the benefit of Association. Please fill out your proxy and return it to the office.

BOARD OF DIRECTORS



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Confident vs. confidential

A young boy asks his Dad, "What is the difference between confident and confidential?"

Dad says, "You are my son, I'm confident about that. Your friend over there is also my son, that's confidential!"

Husband asks, "Do you know the meaning of **WIFE**? It means 'Without Information Fighting Every time!'"
Wife replies, "No, for me it means 'With Idiot For Ever!!!"

THIS LOOKS WEIRD, BUT BELIEVE IT OR NOT, YOU WILL BE ABLE TO READ IT.

! cdnuolt biveiee taht I cluod aulacdy uesdnatnrd waht I was rdanieg. The phaonmneal pweor of the hmuan mnid Aoccdrnig to rscheearch at Cmabrigde Uinervtisy, it deosn't mtttaer in waht oredr the ltteers in a wrod are, the only iprmoatnt tihng is taht the frist and lsat ltteer be in the rghit pclae. The rset can be a taotl mses and you can sitll raed it wouthit a porbelm . Tihis is bcuseae the huamn mnid deos not raed ervey lteter by istlef, but the wrod as a wlohe.

Amzanig huh?

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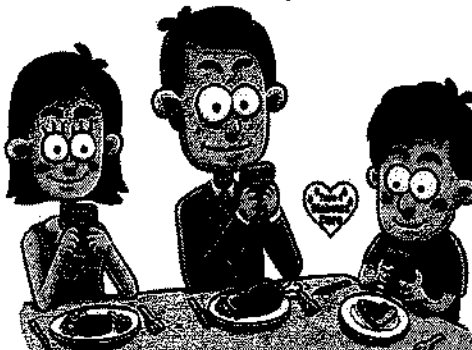
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far from you. But it takes you away
from the ones sitting next to you!



Famous Quotes

Yesterday is not ours to recover, but tomorrow is ours to win or to lose.

- Lyndon B. Johnson

The greater part of our happiness depends on our dispositions and not on our circumstances.

- Martha Washington

To admit you were wrong is to declare you are wiser now than before.

- Unknown

We do not see things as they are. We see things as we are.

- The Talmud



Son, I am getting tired can I go now!

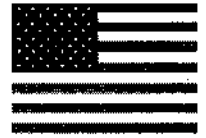
Dreams
of
A
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Nice
day!
I think
I will
call in
sick
and
take a
day off
work!



Royal Park's Good Buys!



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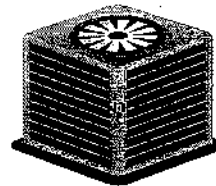
**All owners need to vote for the next
Board of Directors.**

The following candidates are the most qualified

Royal Park needs a board that has a vision to maintain a conservative fiscal budget, pay down our loan and increase our reserves. The following candidates are committed to this vision and are well qualified and experienced: **Harvey Ross, Yvonne Hepler, Sid Hepler, William Goodman and myself, Rick Blake.**

Please support and vote for these candidates.

Royal Park has been improving its financial position but there are candidates that will seek to put our association into greater debt which we can simply not afford. I heard that these candidates would spend the remaining funds from our loan and raise maintenance fees by \$75.00 per quarter. Look only to those candidates with experience that will continue to guide Royal Park to future success of the association.



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**Royal Park
References
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