

Royal Park Newsletter

Volume 2, Issue 2

March, April, May 2016

Manager's Report

Special Articles of Interest

- President's Notes
- Manager's Report
- Resident Spotlight
- TORNADOS REVISITED



In order to continue our commitment to keep you involved, I the manager will post what is happening and what the Board and Maintenance staff are doing at Royal Park.

1. The railings have been completed; we are now waiting for finals from the City of Oakland Park.

2. Currently Buildings 108 & 109 are being painted. When they are done we will have 4 buildings remaining to paint and the catwalks. In addition, the car parking bumpers have been repainted and numbered.

3. The maintenance shed

and 2 pool houses have been restored with Woody Hardy Board.

The bathrooms are currently under renovation and everything will be painted. In addition, we will be tiling the shower wall.

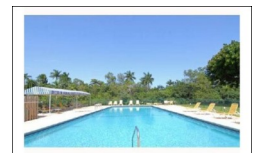
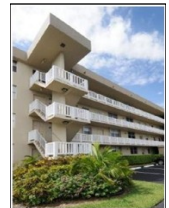
4. We are in the process of receiving bids to replace our washers and dryers. This will be done within the next 30 to 60 days.

5. Once the city of Oakland Park finalizes the railings I will be able to approve Royal Park's 40 Year Certification.

6. We appreciate your

continued patience and cooperation during the renovation period.

Armando Meneses, LCAM
Royal Park Property
Manager



Inside this issue:

Manager's Report	1
President's Notes	1
Royal Park Notice Board	2
Royal Park Resident Spotlight	3
Dreams of animals	4
Royal Park TORNADOS Revisited	7

President's Notes

AS President of the Board of Directors of Royal Park Condominium, I would like to thank my board members, Armando our manager, Vanessa our office manager, our maintenance men and most of all the residents that have worked so hard to help with the transition from the old board to the new one.

As you can see, much is being done. The railings are completed, we are painting our last 4 buildings and we will be painting the clubhouse, 2 pool houses, maintenance shed, guard house as well as completing the catwalks

I am sure you have all noticed our sign in front has been painted and some of our interior signs

as well. Our staff is doing this so we do not have to pay an outside firm to do the job. We have to save money wherever we can.

The board is in negotiations for new washers and dryers to replace the old ones that keep breaking down and cause us to spend needlessly on our water bills.

....Continued on page 3

Royal Park Notice Board

Insurance Agency for Royal Park

Owners Please note that the new Insurance Agent is

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

Toll Free: 1-877-456-3643

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Royal Park Residents,

It is both with regret and anticipation that I inform you of my resignation effective April 22, 2016. I am going to miss Royal Park deeply. I have enjoyed my time here interacting and learning from the residents.

I have made some forever friends through my employment here. Thank you for the opportunities for professional and personal development that you have provided me over the last two years.

I cannot say enough great things about Royal Park, about all the people I've worked with, especially Armando and the BOD. I have appreciated all of your personal and professional advice over the years.

It is my hope that we stay in touch as I begin this new chapter in my life. If you have any questions, please ask. Here is my personal email address:

dhaccessories0710@gmail.com.

Yours Truly,

Vanessa Hernandez
Office Manager

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
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Thank You.**

The Management

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

Volunteers Needed

**We Need Alternate Building Reps
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in their Buildings.**

Please call the Condo Office:

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to register your name.

Thank You.

THE MANAGEMENT



Royal Park Newsletter

March, April, May 2016 issue
Volume 2 Issue 2

Editor: **Naim Naqi**

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

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Royal Park Resident Spotlight

Nia Nakis has been a Royal Park owner since 2000. She was first an owner occupant, then rented her place out for a few years and when life took another turn for her she came back to enjoy the peacefulness and serenity of her lovely two bedroom with a southern exposure looking over the canal. "I am an artist and the light is just perfect for painting".

Nia, who was born in Greece spent several years in the US Air Force after moving to our country and gaining her U.S. Citizenship. She is a graduate of the Fort Lauderdale School of Art.

Her great personality is exemplified by her original artwork which hangs from floor to ceiling and then some in her home. Her art work includes beautiful still lives tropical landscapes much like the renowned paintings of the Florida Highway Men several of which can be viewed at the Oakland Park City Hall Chambers. She also has several paintings of historically significant local landmarks. She is an accomplished artist and some of her works have sold in the thousands.

Nia has been involved in Royal Park on several committees including the paint committee last year where she had supported the idea of a broader color pallet for our buildings and this year's Beautification and Grounds Committee where she is interested in seeing colorful flowers and bushes planted to give our community the tropical feeling it needs.

Nia is just one of many Royal Park Residents who have unique and exceptional stories. In the months ahead I hope to bring you more of these stories.

Mark Eagle



...Continued from page 1

President's Notes

The cost of water is forever increasing because of the rising cost we receive from Fort Lauderdale, the supplier of water to Oakland Park. There will be a need to have a small increase to use the machines to help offset the cost of the machines and water, but it will still be much cheaper than going out to use a Laundromat. Please watch for notices so you do not keep too big of a balance on your old cards that will be replaced with new cards free of charge with a full credit for the amount on them.

We are in the process of changing our security company and will be enforcing our parking rules and towing violators. You must have a current decal & year or visitors pass displayed on the dashboard or the car will be towed.

We are having plumbing issues in some of our buildings because people are flushing wipes and pampers down the toilets. We already have to re-pipe a few buildings at close to \$100,000 each one. If this continues we would need to have an assessment. Please help us and throw these items out rather than flushing them into the system!

Thanks to our landscaping and buildings beautification committee the new landscaping will start soon.

Lastly, we need everyone to help watch our community and report any incidents to the office that you feel is out of the ordinary and should be investigated such as if someone is renting on a time sharing basis. Let's all continue to work together to make our home, Royal Park the showplace of Oakland Park.

Harvey Ross, President



DREAMS OF ANIMALS

THANKSGIVING DINNER

A woman invited her husband's relatives to Thanksgiving dinner.

At the table, she turned to her six year-old son, Johnny, and said, "Would you like to say the blessing?"

"I wouldn't know what to say," Little Johnny replied.

"Just say what you hear Mommy say," the mother said.

Little Johnny bowed his head and said, "Dear Lord, why on earth did I invite all these people to dinner?"

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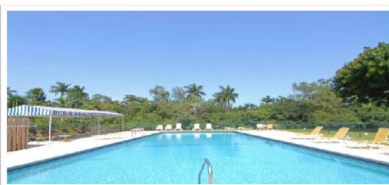
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**Royal Park Resident
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References Available.**

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 than on our current machines, which will eliminate unnecessary and inconvenient break-downs. 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




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ROYAL PARK'S TORNADOS REVISITED

by Pat Blank



Hurricane season will soon be here so it is time to think about preparation and to share a personal story.

Tornado #1 struck on a rainy Saturday night, close to 9 p.m., when many owners were out for the evening. I myself was not home, but in Pompano Beach, visiting a friend. When I returned to the complex at approximately 11:30 p.m., I noticed many owners walking around in the front and rear of the complex, and thought it quite strange. The rain had stopped hours earlier, but at this time of the night, most of us should be settled in. As I reached the back of the complex, I saw police and emergency vehicles out in front of the area of the south pool. Building 107 1E, my unit, being protected by the mailboxes and storage wall, was still intact. The owner in the 1F unit was away, but his morning paper was still on his door-mat. Untouched. And yet, all around him were damaged units. Buildings 108-111 were totally damaged, including the inner walls that separate each unit. Furniture and mattresses and clothing were floating in the canal.

A five-car or more pile-up was in front of #108. An eight passenger van was lying on its side, near the pool area.

My neighbor in 107 1C living in Tampa, was notified to return as soon as she could. The renter had to depart the unit, as it was uninhabitable.

The only damage to my unit were two blown out bedroom windows, the glass completely embedded into my shag carpeting, and all over the top of my bed. I slept that night on my pull out sofa. The temperatures were quite chilly, as a cold spell was about to arrive, with the lows going into the high 30's the next night. The next day, Sunday, I had my windows replaced at a cost of \$44.00.

I considered myself very lucky that I had such little damage. I felt sad for the others in the complex that had damage.

The buildings up in the front didn't sustain very much damage, but someone I knew in bldg. 102 said all their recessed ceiling panels rattled, shook, and fell down. The high pressure from the tornado caused this destruction.... minor compared to those units in the back.

We were in the next issue of TIME Magazine, along with a photo of the five+ car pileup in front of #108. And I'm sure on the National News. Many unit owners had to live elsewhere for six months to a year. Since we were all new owners (as of 1978, when the back portion of the complex was completed), I didn't know anyone in those units. Pauline Scott of 107-1H had been standing at her kitchen window, and when her windows shattered, many pieces of glass flew into her face, and she had to be taken by ambulance to Holy Cross. She returned the next day and had a full recovery. She was a very, very lucky owner.

The tornado formed quickly, as they always do, right in the area where the main post office is, on West Oakland Park Blvd., traveling north and east, right in the path of Royal Park, and continuing through Easterlin Park. It then headed north, crossing into Pompano Beach, over Atlantic Boulevard, and north on Riverside Drive, taking an elderly lady off her 6th floor patio, and killing her in a few seconds. She was trying to retrieve her outdoor furniture, but unfortunately, met her untimely death.

The friend I was visiting lived a few blocks away, and we darted outside to see what was occurring....the tornado must have just gone by, and was out in the Atlantic by the time we went outside to investigate

Tornado #2 hit us in the early morning, 08:27 to be exact, on March 23, 2010. Much of the damage occurred in the front of the complex. Friends in #117 had their patio totally blown away, along with all its contents. A tree flew sideways into a car's rear window, and rested half in and half out of the vehicle. Other trees were uprooted but luckily the buildings themselves were spared extensive damage.

I was now living in #102 and had no damage. Nor did my vehicle, but many cars had slid into each other. The blue mail box was relocated many feet away. Homes on N.W. 38th St., east of Powerline Rd, had a lot of roof damage. A hit or miss situation throughout the area. We were extremely lucky....

Written and Experienced by Patricia Blank (Owner since 1978)



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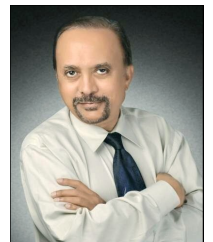
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