

April/May, 2003
Volume I, Issue II

The Royal Park Community News

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The Official Newsletter of Royal Park

Police Officer Addressed Audience At Royal Park Board Meeting Regarding Safety

Officer Paul O'Connell of the Department of Law Enforcement spoke to the audience at the March 20 meeting of the Royal Park Board of Governors regarding safety.

He mentioned that the nation was on "Orange Alert" and passed out safety

flyers for all residents. He spoke about a recent incident where one Royal Park resident was arrested for allegedly attempting to break into another residents unit.

He assured residents that dialing 911 in an emergency will result

in a quick response. He also pointed out that the non emergency number is (954) 561-6161.

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RP News!**



The Gavel

by Pat Bagby



"I feel that more important than any other issue is to make sure that ALL of our residents can live in their apartments without having to tolerate these kinds of problems."

I am pleased to inform you that we are making substantial progress on some of the major items that we discussed at our first Board of Governors meeting in March, 2003.

It was brought to our attention that we have two major problems that must be addressed immediately

Problem #1 is the severe flooding that occurs behind buildings #118 & #119 whenever we have severe storms. With the rainy season just around the corner we felt this had to be repaired immediately. The first

floor residents of those two buildings have had to tolerate flooding in their is to develop and write your own articles, or site. apartments for some time. I am pleased to report that we have installed drains and a catch basin which is connected to the sewer. That should eliminate that problem in the future. We will watch it closely to make sure that it works properly. Problem #2 is the sewage back-ups that the first floor residents in building #107 face on a regular basis. Our maintenance crew snakes out that sewer line on a regular basis, but it is a

bad situation at best. We have had an engineer as well as a plumbing contractor out to view the problem areawe are waiting for their reports.

I feel that more important than any other issue is it is our responsibility to make sure that ALL of our residents can live in their apartments without having to tolerate these kinds of problems.

I will give you an update on our progress.

The Bottom Line

By Mario Acguiar



We are now starting to get a good grasp of our finances. Our January and February financial reports are completed and available for all to see. Hopefully our March report will be done shortly. We have opened a new bank account at The American National Bank in Oakland Park. They are a very stable "Local" bank and are pleased to have some of our business. We have NO monthly fees of any kind with these accounts. We have set up a scheduled courier to come to Royal Park to pick up our deposits thus saving us driving to the bank to make the deposits ourselves. We have made a couple of basic changes in these accounts that you should be aware of. Instead of depositing our funds into a regular checking account (paying minimal if any interest), our deposits are now made into a special savings account which is presently paying a little over 2% interest. We will then transfer funds on an as needed basis into our checking account. This way, we maximize the funds that we have, while still being able to pay all of our bills on time. This does mean that those of us that have an automatic withdrawal from our checking accounts each quarter for maintenance will have to fill out a new form so that the funds will be sent to the new bank. We will be in touch to help you with these details.

We have balanced our books and we do have some money left over from last year to do a couple of special projects. We also have a substantial increase in our liability and workers compensation insurance, so I will monitor our funds closely.



The Eagle Eye

When officer O'Donnell came to our board meeting and spoke to us about safety it really brought home the message that just because we live in a gated community is no reason to think we are immune from crime.

Now this is not to say that Royal Park is a hot bed of crime. We live in a relatively safe environment. Most of us live together harmoniously by respecting each other and following the golden rule. "Do unto others as you wish them to do unto you".

While we hope everyone has good intentions we need to be aware of our surroundings and at least take some simple steps to avoid inviting criminals to take advantage of us.

Simple things like locking your front doors and reporting suspicious behavior to the office or calling the police could avert a potentially serious problem.

Lighting at night is important. If you see a public light that has burned out please let the office

Editors Notes By Mark Eagle

know right away so the bulb can be replaced.

We do not live in a police state nor do we want to, but we do have the right to come home from work and enjoy our community and all the benefits it has to offer.

Royal Park is a beautiful community. In my opinion one of the nicest in the area. Keeping ourselves aware of our surroundings will help keep us all safe so we can continue to enjoy what we have here.



Mark Eagle

Royal Park Employee Spotlight

Roy Siewnarine

Roy Siewnarine has been working as a security officer here at Royal Park for six years. Roy who is originally from the Central area of Trinidad worked in his home country as a police officer for 34 years before relocating to the United States in 1992.

Roy says he took an early retirement and moved here due a corrupt government who had taken power and caused the economy to falter. "The Secretary of the Police Association took credit for all the good work

others were doing and blamed others for the bad things he was doing"

When Roy moved here in 1992 he said, "Andrew followed me here" referring to Hurricane Andrew. One year later his wife and grown daughter followed. His wife went back to school and became a nurse. Several years ago he sold his house in Trinidad and purchased one in North Miami Beach where they reside today.

Roy takes a great deal of

pride in his work checking not only the cars coming in and out but the walk-ins as well.

Roy is looking forward to the day in 2005 when he gains his American Citizenship.



"Andrew followed me here"

Please let the guard know if you are expecting guests or deliveries. The guardhouse number is (954) 739-2220

The Men's Club News

Men's club news . . .

The bulk of the Men's Club activities for the year may be behind us, but it was a fun-filled time.

Among the most recent activities were a deep sea fishing trip with about a dozen people attending; a trip to see the Orioles play a baseball game right here in Ft.

Lauderdale much to the excitement of 25 men and women and what may come to be an annual event, our big shuffleboard tournament. It was really great to see so many shuffleboard enthusiasts take part in the event. Bea Hartman and Jose Patron were the tournament winners.

There were a few more picnics which were well attended and are open to all residents and guests at a cost of \$2.50 per person. President Harvey Ross said there may be yet another picnic in the not to distant future. Maybe Memorial Day of the 4th of July would be good choices.

A Valentine's Day dinner and dance was a big success and about 120 members and guests attended a St. Patrick's Day dinner and dance. Members took part in a spaghetti dinner and a pot luck dinner during the month of May.

By George Seeley

The much anticipated Ladies Night Out for members and their favorite companion took place April 3rd at Shooters after being postponed from the previous Monday because of cold weather. It too, was a big success.

The Men's club is always looking for new members. For just \$50 a year you too can become a member and enjoy over \$100 worth of benefits during the year. Just come to a meeting and see for yourself.



Your Homestead Exemption

In Florida, taxes are paid in arrears. For example, taxes for 2003 shall be due when the tax bill is sent out by the Tax Appraiser's office in November 2003 and taxes must be paid by March 31, 2004. If the bill is paid in November, there is a 3% discount versus paid in March. **ELIGIBILITY:** All legal Florida residents are eligible for a Homestead Exemption on their homes, condominiums and co-ops. The Florida constitution provides this tax saving exemption of \$25,000 from the assessed value of an owner/occupied residence. January 1st is the date on which permanent residence is determined. If you purchased your property this year and your seller had homestead exemption, then it stays with the property for the entire year. The exemptions you may have enjoyed at your former residence are not automatically transferred to your new residence, therefore, you must apply for your own exemptions for the next year.

After your initial application for exemption is granted, it is reviewed and automatically renewed and acknowledged by the tax appraiser in terms of a receipt by mail each year. Re-application will be required, however, if property has been sold or the ownership changes in any manner, or when the holder(s) of the Homestead Exemption cease to reside on the property as permanent resident(s). **TIMELY FILING OF YOUR FIRST APPLICATION:** The traditional filing period is January 1st to March 1st but now you can file for Homestead Exemption all year round, for example, if you bought your residence in 2003 you can file between March 2, 2003 and March 1, 2004.

When filing an application you must do so in person and bring the following items dated prior to January 1, 2004. Proof of Ownership: Recorded Warranty Deed or Quit Claim Deed. Proof of Permanent Residence (dated prior to

By Naim Naqi

1/1/2004) Florida Driver's License. Florida Vehicle Registration. Florida Voters Registration or Declaration of Domicile. Social Security Number. Additional information may be required (call local office). Other exemptions: Widows, widowers and permanently disabled persons are entitled to additional tax-saving exemptions.

Remember to file for homestead exemption is your right to a savings of \$700.00 a year of your property taxes.

There are now in Broward County up to eight locations to file. The main one is in the Governmental Center, 115 S. Andrews Ave. Room 111-F, and Ft. Lauderdale.

Phone: 954-356-6830
Website: www.bcpa.net

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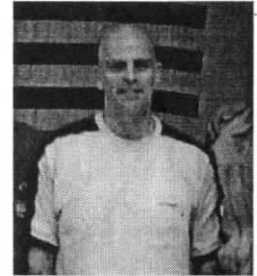
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Royal Park Resident for 10 years

FROM THE GROUND UP

BY Leonard Serratore



Greetings fellow owners and residents! I would like to take this opportunity to thank everyone for electing me to the Board of Directors. I have been assigned the task of taking care of the Buildings and Grounds at Royal Park Condominiums. During the past few months, I have been walking around our grounds with our property manager, Perry MacDonald, examining areas, which are in need of attention. I pointed out to Perry the fact that trees are growing underneath the pavement and sidewalks not only causing them to rise and crack, but also causing the roots to destroy water drainage basins. If this problem is not fixed, we will be forced to excavate which will prove to be very costly.

At the Board meeting on Thursday March 20, I suggested several ways to help conserve water. One way would be for us to provide a free inspection of your apartment's water fixtures and toilet. Through this process we can recommend cost saving initiatives like the newer 1.6 gallon toilets and repair of leaky faucets. We would also like to arrange for lower costs for these repairs by contracting with a licensed plumber at a bulk rate to install the new toilets and make any necessary leak

repairs. This program would be entirely voluntary on the part of the unit owners. Since these newer toilets save 4 gallons of water per flush, the benefit will come back to us in lower costs by using less water. One thing that all unit owners can do to conserve water which will not cost anything is to float a one gallon plastic container in your toilet reservoir. This will provide an immediate savings of one gallon per flush with no inconvenience or cost whatsoever.

An owner suggested that we put motion detectors in all the storage, laundry, restrooms and garbage rooms to conserve electricity as well as safety issues. This is one idea I hope that will be put in place soon.

One area that I noticed was in need of renovation is the clubhouse. The fitness room could be combined into one large co-ed room with new equipment. Some owners liked the idea but were concerned at the cost of this project. My idea would be to sell the existing office condo to offset the cost of renovations and use some space in the clubhouse for an office along with a computer and theater room. We are paying for the overhead to operate both the office and clubhouse.

The pavement is a great area of concern. It is breaking down and spraying seal coat on it isn't going to solve the problem!

There is a big water problem in building 107. We have an estimate of \$60,000.00 to excavate. We our consulting with an engineer before we do anything.

A suggestion was made by an owner to put solar panels on the swimming pools to heat them.

This is a good idea and I will be researching the merit and cost of it.

I believe our condos are like automobiles - if we cant keep up with the maintenance on the vehicle we have to sell them. Real estate unlike autos is an investment - what you put into it helps to increase your equity. If we let the complex deteriorate our property values will diminish.

The above mentioned suggestions or problems don't discriminate as to whether were working or retired, they effect us all and they need to be implemented or corrected.

It will also cost more to correct the situations if we keep putting them off. Your property is an investment for your future. Treat it as a business and you will profit from it.

If you agree than please get involved and get yourself to the monthly meetings. We needed strong leadership at Royal Park Condominiums that would be opened minded to the owner's opinions and suggestions and that is why a new board was voted into place. So speak out and let me know if you feel the same way as I do!

Contact me at LSerratore@AOL.Com. Or write to your Board President and cc Perry MacDonald. Looking forward to hearing from you!

***The speed limit
at Royal Park is
10 miles per hour***

Paid Advertisement

**Abandoned
Pet Rescue**



Volunteers Needed at a Local Animal Shelter. All ages, all days of the week from 8am - 5pm. Abandoned Pet Rescue located at 1137 NE 9th Ave in Ft Lauderdale has over 250 animals to care for each day. We desperately need your help. If you enjoy helping animals, and have a few hours each week please consider volunteering. Donations of cleaning supplies (bleach, detergent, paper towels), kitty litter, canned dog and cat food are also needed. We have many people working to fulfill Community Service hours and children come to complete their service hours as well.

We're on the Web!

www.abandonedpetrescue.
petfinder.com

PHONE: (954)-728-9010
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EMAIL: apr954@aol.com

**A WARM WELCOME TO THE
FOLLOWING NEW ROYAL PARK
RESIDENTS!**

- JAMES WARREN.....101 1F
- STEPHEN ENGLISH.....101 1D
- RAYMOND STEIN.....102 4E
- CINDY TROLLINGER.....102 1F
- KATHY GRUBE.....105 1B
- RICHARD KEMPER.....106 2H
- JEFF BLACK.....106 2F
- KIMBERLY WARE.....108 3G
- JOHN SINCLAIR.....109 4D
- LASLO PINTER.....111 1D
- JACK ROSS.....112 4E
- NEOMI & NIGEL RICOMAS..114 3D
- MILAN MILANOV & ELANA TSENKOVA ...118 1F
- BETTY HARRISON.....115 4E

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**HAPPY 64TH WEDDING ANNIVERSARY TO
Kitty & Fred Minichiello!**

**The happy couple who live in Bldg 113
celebrated the event on April 11**