



THE ROYAL PARK NEWSLETTER

APRIL, 2004

Royal Park Condominium Board of Governors

Harvey Ross, President
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Mario Aguiar, Treasurer
Barbara Carlon, Secretary
D. Michael Iradi, Governor
Linda McNiccol, Governor
Ken Nickell, Governor

Oakland Park City Liaison
Brian Dassler



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MESSAGE FROM THE PRESIDENT

I DON'T CARE!

I don't care about Royal Park. I don't care about the value of my property at Royal Park. I don't care about my Neighbors.

I don't care! I don't care! I don't care!

Statements you would not expect to hear any owner say, but in essence that is what approximately 320 owners are saying. Maybe not out loud, however, since approximately 320 eligible votes for the proposed amendment changes have not been cast, these owners are saying, I DON'T CARE!

The document committee worked hard by checking with other condominiums to see what worked for them and made them successful. We at Royal Park have been very lucky. A great location, low interest rates and, good people working for Royal Park have helped our property values increase to their highest level ever.

But just as easy as the values have risen, they can drop. Very few people will be willing to serve on a board that lacks the power to protect the owners of Royal Park. Without the power to enforce necessary rule and regulations to help keep Royal Park where it is today, you may see a dramatic change.

I prefer to think the owners that did not vote just forgot to send in their ballots. I refuse to believe other owners **DON'T CARE**.

In the next ninety days we the board and other owners will be trying to secure the ballots from the owners that did not vote. You can help! If you know of anyone that did not vote, please ask them to do so.

Lets all work together. Lets all work for Royal Park Condominium.

Harvey Ross,
President



Condo



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1. How are committees formed and who has a right to participate in them? Do unit owners have the right to attend the meetings?

Committees are appointed by the board in order to take action on behalf of the board or make recommendations to the board regarding the association budget or other matters deemed necessary by the board. A committee meeting involves a gathering of a group of board members, unit owners, or board members and unit owners, in which a quorum of members of that committee are present. Unit owners have the right to attend and observe committee meetings. However, the association bylaws may provide restrictions on certain committee meetings that do not take final action on behalf of the board or make recommendations to the board regarding the budget. A committee meeting with the association's attorney with respect to proposed or pending litigation is exempt from open meeting requirements.

Condominium: Section 718.112(2)(c), F.S. and Rule 61B-23.001(1)(b) & (2), F.A.C.

2. How does an association amend its bylaws or declaration?

The method used to amend the bylaws or declaration should be located within the bylaws or declaration of the association and should be

consistent with the provisions of Chapter 718, Florida Statutes. If the bylaws or declaration fail to provide a method of amendment, the bylaws or declaration may be amended, if the amendment is approved by the owners of not less than two-thirds of the voting interests. The full text of the bylaws or declaration to be amended must be included with new words underlined and words to be deleted stricken through with hyphens. If the change is too extensive and would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language:

"Substantial rewording of bylaw or declaration. See bylaws or declaration ___ for present text."

Condominium: Section 718.112(2)(h), F.S. and Section 718.110(1)(a), F.S.

3. When does an amendment to the bylaws or declaration become effective?

Amendments to condominium bylaws or declaration become effective when they are recorded in the public records of the county where the declaration of condominium is recorded.

Condominium: Section 718.112(1)(b), F.S. and Section 718.110(1)(3), F.S.

Note: FAQ's and answers are provided as a convenience to the public for quick reference to commonly asked questions. They are not intended to constitute advice for you to follow in your own particular set of circumstances. They are not to be considered legal advice. If you are conducting legal research or your question arises as a result of litigation, you should consult with an attorney or refer to the latest edition of the Florida Statutes.



TREASURER, Mario Aguiar

Spring is here and the audit is completed for 2003. You may choose to obtain a printed copy from the Royal Park office or you can send your email address to Royalparkoffice@AOL.com and we will send you a PDF format copy of the audit. If you have any questions, please use the above email or write them down and submit them to the office. If I am unable to answer your questions, I will contact our accountant for the answers.

By the time you receive this newsletter, the regular maintenance payment will be overdue but I want to remind you that if you have not paid the "special assessment" with the due date of March 1st, please do so immediately. A large percentage of the owners have paid this assessment but a few are in default in this matter even after being notified by mail. Their names were forwarded to our lawyer for collection as per the letter. As part of the set-

tlement, the next payment of \$35,000 dollars is due on May 1, 2004.

We finally started the re-roofing of buildings 106 & 107. The estimated cost for these repairs is about \$90,182 dollars. This cost will be paid through our Reserve Accounts.

Finally, concerning changes for our documents, I am in favor of the FINE System. This will accomplish two things:

1. Make our Rules and Regulations meaningful.
2. Possible income to our budget.

To our "snowbirds" - have a healthy, safe and wonderful summer. See you all in the fall!



IT'S TIME! by Jim Armstrong



The members of the Board of Directors are working very hard to update our documents that have been in effect for over 25 years. You may say, if they have lasted 25 years, why fool with them? Well, times have changed. The resident population has changed. We now have many more full time residents and far fewer "Snow Birds" than we ever had. We have gone through a very difficult and expensive year fighting off contracts that were given to some of our workers by previous boards. We cannot take the chance of anything like that happening ever again. We must be proactive.

Three years ago, a previous Board tried to "force" a complete new set of documents on us that had over 100 changes. We fought that because it did not explain the changes to the

residents or give the residents the chance to vote on each item that was to be changed, and we won! Now, after 2 years of hard work, our "Document Committee" has come up with only 6 suggested modifications to our documents. Each and every registered owner has the option to vote either YES or NO on EACH individual item. That's the way it should be.

This is our community and we must have a voice in how it is run. Don't throw your vote away. Fill out your proxy, vote for each item, your choice, yes or no on each item. If you have lost or misplaced your proxy, they are available in the office or we can mail you a new one. Every single one counts! Have a voice in Royal Park. It's Time!



MENS' CLUB NEWS, by Art Steiner

Saint Patrick's Day Party

Saturday evening, March 13th we had our much anticipated annual Saint Patrick's Dinner Dance. The doors were scheduled to open at 6:30 pm but by six o'clock anxious, hungry, party goers were lining up.



The affair, hosted by our ever genial and energetic president, Harvey Ross, was a smashing success. We drew a great crowd and for a pleasant change, quite a number of our younger folks.

Thanks to our "In House" musician, Johnny Milanese, who played dance music for the young and the not so young. Of course he favored us with all the traditional St. Patrick's Day tunes.

Our cooks who created the delicious meal deserve special recognition and thanks for their three day effort. They were headed up by Master Chef Joe Hicata, and assisted ably by Joe Krapf, Joe Plumer, Andy Dolyak and Vern Zuvernick. In addition, the food was abundant, with seconds for anyone who was able to finish their first lavish plateful.



Thanks go also to our hard working and always cheerful servers, Mario Aguiar, Jim Armstrong and Bill Schwing and let us not forget the members who set-up the ballroom and erected all the charming decorations—Thanks, Thanks, Thanks.

A 50/50 raffle was held and the winner was Joe Krapf. In conclusion, this was a successful night and there wasn't a single person who did not enjoy themselves.

If you couldn't attend this soirée, don't

miss next year's. Put it on your March, 2005 calendar.

Miscellaneous Items

With the current club year winding down, our two last scheduled events were successfully held. First, our "Ladies Nite Out", which honors our wives and 'Significant Other's for their efforts and encouragement with our club activities. This year the Roadhouse Grill was the chosen spot and 58 people enjoyed the camaraderie of the group and the great food and drinks. Speaking of drinks, the 2 for 1 "Happy Hour" was a well received and appreciated.



President Harvey Ross presented a number of awards to members who so ably assisted in the kitchen and picnic chores during the past year.

A potluck dinner was held at the Club House and as usual, our ladies out did themselves in cooking their special delights. You only have your elves to blame if you did not put on some extra weight.



Usually, after mid-April club activities wind down until November. However, president Ross has indicated that he will try to run some summer picnics and is considering other suitable activities for the year-around residents.

Harvey Ross has done a Yeoman's job as president for these past two years. Unfortunately he can't be re-elected for a third term. To all of you members, think about nominations for a new slate of officers. Harvey and his fellow officers are a tough act to follow.



From the desk of Linda Humphreys:

Just a friendly reminder to the unit owners—those of you that opted to pay the special assessment in 3 payments, please remember to pay the 2nd payment by Saturday, May 1, 2004 or no later than Monday, May 10, 2004. You can put your payment through the mail slot at the Office, Building 119-1A. Thank you for your cooperation.

All seasonal residents, please remember to notify the office of your departure and let us know of any address change and whom to contact in case of an emergency while you are out of town. Your attention to this matter will be greatly appreciated.

I need volunteers to help out at the office for one or two hours. I also need volunteers to **represent Buildings 105, 106, and 118**. If any resident is interested, please contact me at 954-739-6300 for further details. Thank you for your kind consideration.

Oakland Park City Liaison, Brian Dassler

The City Commission approved approximately **\$90,000 for phase I and phase II** design for Royal Palm Park at its March 3rd meeting. Residents will note new signs along 38th Street under I-95 that restrict parking – a resident of



Royal Park brought this issue forward recently and the situation has been corrected. The City celebrated Youth Day in March – the 47th year for Oakland Park. The annual Arts in the Park event will take place on April 24th.

MANAGER'S MESSAGE

As your manager, I am very concerned about the units which are left empty for a long time and NO ONE is responsible for checking them. The Association is not in the UNIT-SITTING business, therefore we expect you to make the necessary arrangements with someone to check your unit periodically, and please let us know who has the key to your unit.

TILE AND OTHER HARD SURFACE INSTALLATION RULE:

Tile and other hard surface floor materials may be installed in the unit only with a written approval from the Board of Directors.

Each unit owner must use adequate soundproofing under the Hard Surface Floor, such as a 1/4" cork layer. The installation must be coordinated with the Property Manager or a designated member of the Board so that the sound insulation can be inspected and be approved before any of the Hard Surface Floor is installed.

Thank you for your expected cooperation.



How to Survive a Heart Attack Alone

Let's say it's 6:15 p.m. and your driving home alone (alone of course) after an unusually hard day on the job. You are really tired, upset and frustrated. Suddenly, you start experiencing serve pain in your chest that starts to radiate out into your arm and up in your jaw. You are only about five miles from the hospital nearest your home; unfortunately you don't know if you'll be able to make it that far. What can you do?

You have been trained in CPR, but the person that taught you the course neglected to tell you how to perform it on yourself. Since many people are alone when they suffer a heart attack, this article seemed to be in order. Without help, the person whose heart stops beating properly and who begins to fell faint, has only 10 seconds left before losing consciousness. However, these victims can help themselves by coughing repeatedly and very vigorously. A deep breath should be taken before each cough.

The cough must be deep and prolonged, as when producing sputum from deep inside the chest, and a cough must be repeated about every 2 seconds without let up until help arrives, or until the heart is felt to be beating normally again. Deep breaths get oxygen into the lungs and the coughing movements squeeze the heart and keep the blood circulating. The squeezing pressure on the heart also helps it regain normal rhythm. In this way, heart attack victims can get to the hospital.

Tell as many other people as possible about this, it could save a their lives. (Reprint form Mended Hearts, Inc. Publications, Heart Response)

Thanks to Ms. Helen Pendergast for submitting this relevant article.





BROWARD COUNTY: A MICROCOSM OF THE UNITED STATES?

Naim Naqi

Yes, according to the US Bureau of Census! Statistics from the 2000 Census indicate Broward County has changed more than anticipated during the past decade. In addition to the significant increase in population, the composition of our population has changed dramatically.

Broward County Board of County Commissioners in a message revealed " Broward County is very different from the one 50 years ago, when major growth began. Today, we live in a multi-cultural and urban County of 1.7 million people. Just look around and you will see the rich diversity that has made our County a heaven for those seeking economic opportunity, individual freedom and a superior quality of life. One in five was born in a foreign country and more than half of our residents were born outside Florida. We are a real melting pot, a microcosm of USA."

As we look to the future, migration into Broward County will continue because lifestyle, economic opportunities and climate will continue to attract new residents. Many will come from Latin America and the Caribbean. By 2030, Broward County's Office of Urban Planning and Re-development projects that the County's population will reach 2.5 million, with minorities comprising two-thirds of the residents.

With a large population reflecting widely diverse religious, cultural and ethnic backgrounds, it is important that we understand, respect and tolerate each other. Tolerance is seeing people with your heart instead of your eyes!

Broward's diverse population according to US Bureau of Census, 2000: White: 58.02%; African American: 20.04%; Hispanic: 16.74%; Asians & Others 5.2%.

In the next issue I will address the Ancestry and languages spoken in Broward County.

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