



THE ROYAL PARK NEWSLETTER

AUGUST/SEPTEMBER, 2004

Royal Park Condominium Board of Governors

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



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Oakland Park City Info

A MESSAGE FROM THE PRESIDENT

ELECTION TIME

Election day is Tuesday, November 2, 2004. But the election that meant so much to owners at Royal Park has come and gone.

I would like to thank all those that voted, those that worked to get enough ballots cast and those that counted the votes, for their hard work.

Another modern day miracle, all six amendments to our documents passed and were recorded July 2, 2004. I truly believe that the owners at Royal Park will see how these amendments can only help protect the value of our property and make Royal Park a better place to live.

Just look around and see how Oakland Park is growing and the plans the city has for the future. Oak Tree golf course on Prospect Road is in the process of being developed and a new course designed by Jack Nicklaus. Town Homes selling up to \$700,000 are being built. Membership will cost \$65,000 plus annual dues—real nice neighbors for Royal Park.

Downtown Oakland Park, besides new restaurants and stores are planning condominiums starting at \$300,000. (what do you think this will do for your property value?)

The Board of Governors has every intentions to enforce the new amendments as well as the old ones in our 'Blue Book' as well as our rules and regulations. Please familiarize yourself with these amendments. Following our documents and rules and regulations will not only make you a better neighbor, but will make living at Royal Park an enjoyable, peaceful experience for all.

Board of Governors meetings will resume in September. I look forward to seeing you there.

*Harvey Ross,
President*



Condo



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How much can a board fine a unit owner for a condominium rule violation?

If the declaration or bylaws so provide, the association may levy reasonable fines against a unit for the failure to comply with any provision of the association documents. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation provided that no such fine shall in the aggregate exceed \$1,000.

Condominium: Section 718.303(3), F.S.

Is there a procedure that an association must follow when an owner appeals a fine?

A fine can not be levied except after the association has provided the unit owner with reasonable notice and an opportunity for a hearing before a committee of other owners. If the committee does not agree with the fine, the fine may not be levied.

Condominium: Section 718.303(3), F.S.

Can a fine become a lien?

If the declaration or bylaws so provide, the association may levy reasonable fines against a unit for the failure to comply with any provision of the declaration or association bylaws or reasonable rules of the association. **However, no fine may become a lien against a unit.**

Condominium: Section 718.303(3), F.S.

TO ALL UNIT OWNERS

Give yourself a big hand for passing all the amendments.



This question is asked at least once a month.

Must a board inform unit owners as to a meeting?

Notice of all board meetings, along with an agenda, shall be posted in a conspicuous place at the condominium or mailed or delivered as required to the unit owners prior to a meeting of the board. **The unit owner's right to attend a meeting of the board does not apply when the board and its attorney meet for the purpose of seeking or rendering legal advice for proposed or pending litigation.**

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. Your Editor.



PET REGISTRATION



As posted, all pets must be registered in the office by August 31, 2004, in order to be grand-fathered in. Linda will tell you what papers are necessary as well as photo.

Call Linda at: 954-739-6300

We are aware of the owners that are not here during the summer. Arrangements are being made for these owners.

If you are here at Royal Park and do not register your pet or pets by August 31, 2004. They will then fall under the new pet rule and all the restrictions passed in our new amendment.

FROM THE DESK OF LINDA HUMPHREYES

All owners should have received the new recorded amendments by mail to attached to your current documents. If there is anyone that did not receive them, please contact the office at 954-739-6300.

If you get a letter from your mortgage company wanting proof of flood insurance coverage, please call Kathy at 954-739-6300 and give her your loan number, name of your mortgage company and their fax number. She will fax the certificate of insurance to them.

Any unit owner that is interested in having their maintenance payments automatically withdrawn from their bank account may do so by bringing into the office a copy of a voided or canceled check to verify the required bank information. There will be a form to complete and we will need your signature. Any resident that does not live in Royal Park, please let us know and we will

mail you the form. If you have any questions, you may contact our bookkeeper Tara at 954-739-6300.

As a reminder, if any owner decides to change their lock, remember you are required to provide the Association with a duplicate key so we may have access to your unit in case of an emergency.

Please remove all bikes if not being used from the bike rooms located on the 2nd and 4th floor of every building. There are a lost of old bikes with flat tires, etc. that you should get rid of. There is no room for any new residents and their bikes. Please do not put bikes in the storage area on the 1st floor.

The rooms are for the use of items being placed in the bins. Any items placed in the walkway will be removed. No one can access their bins with bikes, etc. in the way. Thank you for your kind consideration in this matter.

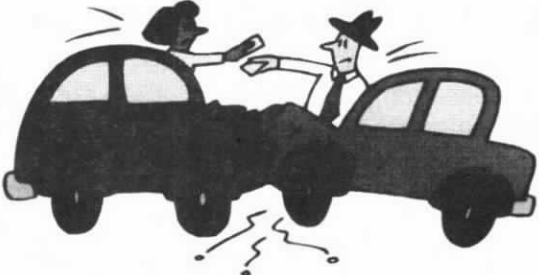




MANAGER'S PAGE

HOW TO AVOID HEADACHES FROM A FENDER BENDER

Finding yourself in a car crash is not a pretty thought, but you should be prepared for it. Below are listed some helpful hints to speed up the often arduous process of dealing with insurance, repairs and medical bills.

1. **BE PREPARED.** Stock your car with items useful in a crash. Pen and paper, a cell phone, flares or traffic triangles, a blanket to keep warm.
2. **GET OFF THE ROAD.** It's better to be out of the line of traffic—Police do not need to see the vehicles as they were when they collided.
3. **CHECK FOR INJURIES.** See if everyone is all right. If necessary, call 911.
4. **SEEK WITNESSES.** Having a third party is helpful in setting the record straight.
5. **SWAP INFORMATION.** Get the name, address, phone number, number, registration and data. 
6. **ALERT POLICE.** Call the police and obtain a case number from the Officer and his insurance policy data.
7. **TAKE NOTES.** Write exactly when and where the accident happened. The number of passengers in both cars, the types of cars, tag numbers and the current weather condition. (You will be surprised on the details that you will not remember later on)
8. **NOTIFY YOUR INSURER.** Not calling and informing your insurer right away will slow down the entire process.
9. **STAY ORGANIZED.** Keep a folder with all the paperwork. If you are injured, keep a records of all the doctors you have seen including all of your injuries. This will make filing a claim much easier later on.
10. **ALWAYS BE A CONSIDERATE DRIVER.** If you see another driver do something that annoys you, **DO NOT** do it yourself.