

# THE ROYAL PARK NEWSLETTER

December, 2005

## Royal Park Condominium Board of Governors

Harvey Ross, President  
Mario Aguiar, Treasurer  
Michelle Cristelli, Secretary  
Michael Iradi, Governor  
Ken Nickel, Governor  
Hugh Sharkey, Governor  
James Warren, Governor



### Contents

President's Message	1
Special Assessment	2
Board Meetings	3
Editor's Page	4
Miscellaneous Info	5
Manager's message	
Wishes	6

### MESSAGE FROM THE PRESIDENT

#### It's beginning to look a lot like Christmas!

With the 2005 Hurricane Season finally over, and our neighbors stringing holiday lights throughout Royal park, what a beautiful and welcome sight.

Everything that happened is now a memory and in the past. Now it is time to look ahead and see what is going to happen at Royal Park.

Beginning January 2006, we anticipate starting our painting of the buildings (see insert). The roads will be blacktopped and the parking stops will be fixed and painted. New furniture for the pool as well as 2 new heaters (courtesy of Wilma) for the south pool. We will be working on the entrance as well as the lawns and irrigation system. New trees will be planted throughout the property that are hurricane friendly.

These are just a few of the projects the board is working on. Watch the bulletin boards, Channel 96 as well as the newsletter for what is going to be an eventful 2006 at Royal park.

**JOIN US.** If you can't run for the Board, join some of the committees or present ideas to the office or Board of Governors if you feel the suggestions would benefit Royal Park and its residents.

Finally, let me take this opportunity on behalf of the Board of Governors and staff at Royal Park to wish everyone and their families a happy and healthy Holiday Season and a prosperous New Year.

*Harvey Ross,  
President*



**??? SPECIAL ASSESSMENT ???**

As of the writing of the newsletter, we have met with our Insurance Adjuster and still have many unanswered questions.

The Board of Governors, our manager and our attorney are doing all we can to get our insurance company to cover as much as possible. If you were told by your Insurance Adjuster that the Association is responsible for the damages you incurred, please advise the office at your earliest convenience so we may add your name and the damages to our list.

Remember, any expenses incurred by the Association and not covered by in-

surance will have to be recouped by the Association through a special assessment.

Therefore, please be aware, upon the discovery of any FALSE, EXAGGERATED or UNTRUE CLAIMS submitted to the Association for payment or reimbursement, the Association will have our attorney take the necessary steps to prosecute such party as well as turn the matter over to the local police and the state officials for insurance fraud.

The Board of Governors will not tolerate any individual trying to profit or gain due to the recent unfortunate events that occurred in our community.

**IMPORTANT — IMPORTANT — IMPORTANT**

If you have an individual policy check and see if it has a loss assessment provision included—most do!

**RED BOX**

If everyone just gave a dollar or two, think what a great way that would be to thank our Staff for being there and a job well done, as well as saying, Happy Holidays.



The editor's e-mail address:

**Conroy\_mh@yahoo.com**

You can email me your comments, ideas, etc. If you wish to receive the newsletter via email, please let me know. I will convert the newsletter into a PDF file prior to emailing the same. However, you must have Adobe Acrobat.

**SORRY—SORRY**

William Goodman, who contributed to the October newsletter and provided the helpful tips for the November newsletter, resigned due to work. Thank you.



**BUDGET MEETING**  
**Thursday, December 15, 2005**  
**7 P.M. Clubhouse**

By now, you will have received the proposed, fully funded 2006 budget presented to you by the Board of Governors.

**Please review and then choose one (1) option:**

**Fully funded Reserves    or    Partially funded Reserves**

Sign the yellow proxy form and return the proxy to the office or mail the proxy to the office prior to the meeting or bring the proxy to the meeting. **PLEASE VOTE.** If we don't get enough proxy votes for partially funded reserves, we default to fully funded reserves. **Only the majority of the unit owners present in person or by proxy at a duly called meeting can vote to provide partially funded reserves. If we can't reach a majority, we'll have fully funded reserves.**

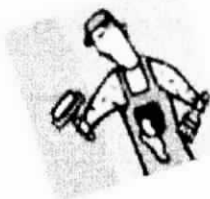
FULLY FUNDED RESERVES		PARTIALLY FUNDED RESERVES	
1 Bedroom Unit:	\$747.17	1 Bedroom Unit	\$580.60
2 Bedroom Unit	\$971.33	2 Bedroom Unit	\$754.78

**Board of Directors Meeting**  
**Thursday, December 15, 2005**  
**At the Clubhouse**

**Meeting to commence immediately after the budget meeting.**

**PAINTING**

Please see insert for information about  
the painting of our buildings





Due to the timeliness of the topic, budget and reserves, we are reprinting the 2004 answered budget—reserve questions.

### Basic Budget Information

The board must provide the unit owners with a detailed itemization of the proposed annual budget. The proposed annual budget of common expenses shall be detailed, and shall show the amounts budgeted by account and expense classifications. The proposed annual budget shall also include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include roof replacement, building painting, and pavement resurfacing regardless of the amount of deferred maintenance expense or replacement cost, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000.

Condominium: Section 718.112(2)(f)1., & 2., F.S.

#### 1. Who adopts the annual budget, unit owners or the board of directors?

Chapters 718, Florida Statutes, set forth the minimum noticing requirements of meetings to consider an association's annual budget, however, they do not specify whether the unit owners or the board must approve the annual budget. An annual budget must be adopted in accordance with the association's bylaws.

Condominium: Sections 718.112(2)(e), and 718.112(1)(a) & (2)(a)1., F.S.

Editor's Note: Royal Park's Budget is adopted by the Board of Governors. Bylaws, VI. Fiscal Management, 2. Budget.

"(a) The Board of Governors shall adopt a budget for each calendar year which shall contain estimates of the cost of performing the functions of the Association . . ."

#### 2. What is the difference between a capital expenditure and deferred maintenance?

"Capital expenditure" is defined as any expenditure of funds for: a) the purchase of an asset whose useful life is greater than one year in length; or b) the replacement of an asset whose useful life is greater than one year in length; or c)

the addition to an asset that extends the useful life of the previously existing asset for a period of greater than one year in length. "Deferred maintenance" is defined as any maintenance or repair that: a) will be performed less frequently than yearly; and b) will result in maintaining the useful life of an asset.

Condominium: Rule 61B-22.001(2)&(3), F.A.C.

#### 3. What reserve accounts are condominiums required to maintain?

In addition to annual operating expenses, the proposed budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. **The reserve accounts must be fully funded unless a majority of the voting interests present in person or by limited proxy at a duly called meeting of the association vote to provide no reserves or less reserves than required.**

Condominium: Section 718.112(2)(f) 2., F.S.

#### 4. Can a board raise our assessment fees by 15 percent of last year's assessment?

Assessments shall be made against unit owners in an amount which is not less than that required to provide funds in advance for payment of all the anticipated current operating expenses and for all the unpaid operating expenses previously occurred. Therefore, assessments may increase greater than 15 percent above the previous year. However, if an adopted budget requires assessments that exceed 115 percent of assessments for the previous fiscal year, 10 percent of the unit owners may petition for a unit owner meeting in order to adopt an alternative budget.

Condominium: Sections 718.112(2)(g), and 718.112(2)(e)2., 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. Your Editor.*



### WELCOME MIKE CIOFFI

#### Lawn Service

Mike Cioffi and his lawn service have taken over the lawn maintenance of Royal Park this month.

I hope many of you have noticed as I have the difference already.

There is still much to be done. We intend to fix up the front of each building and the entrance, just give us a little time.



Mike also provided us with a lawn man on premise, 5 days a week. Welcome Dre.

But please realize that Dre already knows what he has to do on that particular day. Do not stop him and request him to do a special job for you.

If you need something done or have suggestions about our landscaping, turn it in to the office.

# ELECTIONS

THEY ARE COMING!

GET INVOLVED!



By now you have received the 1st notice of election and annual meeting.

ELECTIONS TO BE HELD

FEBRUARY 6, 2006

7 P.M.

AT THE CLUBHOUSE





### MANAGER'S MESSAGE

Please help us keep our property clean, including the recreational areas, laundry rooms, trash rooms and the grounds.

Please put your garbage into plastic bags, tie the same securely and place down the chute into the dumpster. If the garbage is dropped on the way to the chute, please clean up for the benefit of your neighbors. Food leftovers should be placed in the dumpster only on the pick-up days in order to stop attracting rats, mice and other pests. Grind up all perishable garbage in the sink disposals.

We do not wish to cause you any undue problems, but we must make sure that any potential health hazards are eliminated before they can occur.

Please use the laundry rooms with care. Dispose of lint and empty soap boxes into the containers provided for this purpose.

Guests brought to the Clubhouse must be registered by the owner and children under 16, must be supervised by an adult at all times.

Please do not feed birds, squirrels, ducks and other animals because the food will attract raccoons and other pests, which can carry diseases such as rabies and distemper.

Disposal of construction debris are not acceptable for the regular bulk trash collection.

Your adherence to the rules and sensitivity to your community's needs are appreciated.

### FROM YOUR EDITOR

*Merry Christmas*



*Happy Chanukah*



*Happy Kwanza*



*... and peace, happiness and a prosperous New Year*