



THE ROYAL PARK NEWSLETTER

FEBRUARY, 2004

Royal Park Condominium Board of Governors

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

Oakland Park City Liaison
Brian Dassler



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A MESSAGE FROM THE PRESIDENT

Dear Residents:

I would like to take this opportunity to sincerely thank the residents of Royal Park that voted for me and the other board members.

As we begin 2004, the only promise I will make is one I'm sure I can keep. I promise that I and the Board of Governors will work as hard as we can to make Royal Park Condominium a place we will all be proud to call our home. Remember, we are not only the board we are your neighbors.

I will be forming committees soon and would like anyone with any expertise that could contribute to a committee to join and help us help Royal Park.

We could all start to help by attending the Board of Governors meeting held on the third Thursday of each month.

In addition, I would like to thank Linda and Kathy for the excellent job they did in handling the ballots and voting procedure during the election along with Vern and all his "Counters."

Again, thank you and here is to a great 2004.

Harvey Ross,
President



THE EDITOR'S THOUGHTS

I believe from the different look of the current newsletter most of you readers can surmise that Royal Park was either fortunate or unfortunate, depending, from which point of view you judge getting me as your new newsletter editor.

My love for words and a believe that one should practice what one preaches, made me volunteer for this. After all, a editor is like being the conductor of an orchestra. Various musical pieces, writings, are delivered. With a wield of a baton – or an editor's red pencil in my case – the arranging and fine tuning occurs. In an orchestra, you have a multitude of voices, a wide range of instruments and some temperamental soloist that in the end must join together to serve one unified purpose. That purpose is to deliver the best performance to its listening audience – YOU the reader.

There are 671 condominium units in Royal Park. Let us imagine for a moment that Royal Park is like a silently sleeping, early morning mirror-like lake. On the shoreline are 671 unique stones. As stones are skipped one by one across the aquatic mirror, the accompanying ripples interconnect, touching each other creating a symphony of ideas, suggestions, opinions, and talents.

With such a talented pool of individuals living here to draw on we should be able to enjoy the in-house talents of problem solving skills. I firmly believe, each and everyone has a special talent or gift for something. All these hidden talents can be beneficial to all in the Association—or a few or maybe even just one person in our community.

The newsletter serves as the media for inter-connection here a Royal Park. I encourage each one of you especially those who have always harbored a secret urge to write—be it a response to a problem, a chance to inform, explain, condone, applaud, nit-pick, praise, blast, define or spell out your general thoughts, comments, and suggestions—to contribute to our newsletter. Let us hear the thoughts of many, not just a few.

The format of submission is easy. No more than three written pages. If you can type, great; if you can't, I'll even type them into the computer. If you feel uncomfortable signing your letter, I will work with you on that issue. No material can be slanderous and I'll be the judge on that one. It comes with the territory. Attacks on individuals and institutions are subject to be verified for accuracy.

Just think, there are empty columnar inches in this newsletter that belong to each of you. They are there for the taking and the sharing—and its free. Remember the newsletter is not published so a select few have a soap box from which to tout or grind their personal agendas, with us the reader suffering in silence. This newsletter should be a format that lends itself to

community information, entertainment, favorite jokes (G-rated, naturally), kudos to someone who did something wonderful, poems, group information, observations, tips or hints, new discoveries—whatever.

I hope the writers and the dreamers will set themselves free. Send in your letters and contributions to the editor. Let us join together to create a new voice for pleasure and information; let all the voices be heard in Royal Park.

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PUBLISHED BY THE
ROYAL PARK CONDOMINIUM APARTMENTS, INC.

EDITOR—MONIKA CONROY

Board of Governors Meeting
Third Thursday of each month



ROYAL PARK OFFICE—954-739-6300



By Jim Armstrong
Vice President

Wow! Another year has passed. The older I get the faster time seems to pass. I would like to sincerely thank all of the people who voted for me in this past election. This past year was very difficult and time consuming for all of us. Now, with the major lawsuit behind us, we can move on to complete some of the projects we had planned for last year. Let me first mention some of the items we did accomplish last year:

1. We finally repaired the terrible sewage problems in Buildings #106 & #107.
2. We hired a new Property Manager.
3. We replaced 2 Roofs.
4. We installed new Bulletin Boards in all 21 buildings.
5. We completely rebuilt the mechanisms in 2 elevators.
6. We replaced old wooden exit and re-a new one now allow  that horrible fence at the placed it with (so that we can trucks into Royal Park for the delivery & moving of furniture, and not one car accident since we did).
7. Settlement of 3 out of 4 of the long-term employment contracts given out by the previous board.
8. Maintained a stable budget in spite of rising costs.

Now, with all these things behind us, we can move on to the important items for this year. The biggest complaint that I heard about last year was that we did not have a newsletter. Now we do!

Additionally, we are also working with Comcast to do what we can to improve Channel 49 to make it more interesting and informative. I will continue to strive do my best for "All" of the residents of Royal Park.

THE BOTTOM LINE

First of all, I would like to thank all the unit owners that voted for me. As your treasurer, I will continue to make sound decisions regarding the spending of our money to make Royal Park a beautiful place to live.

By the time you read this article, you should have received the letter with payment coupons regarding the Special Assessment that was passed by the Board of Directors on January 22, 2004. The total assessment is as follows:

One Bedroom \$116.01
Two Bedrooms \$150.81

Please be sure to read the letter enclosed with the coupons for the payment options available to you. We, the Board of Directors, tried to be mindful by offering payment options to make the assessment more manageable.

As your Treasurer, one of my priorities is to have our audit completed by April 1st. The process was initiated in January and is on schedule thus far. We have enough money in the reserve funds to continue upgrading the elevators and to re-roof buildings 106 and 107 this year.

For "The Bottom Line," we finished January 2004 within budget. Just a reminder, the monthly financial reports are posted and available in the office.

Once again, thank you for your support and I am looking forward to a great year!

Mario Aguiar
Treasurer





Dear Residents:

Please allow me to introduce my self as your Property Manager. My name is MICHAEL A. SHEGOTA, LCAM, AMS. I have been chosen by your Board of Governors to provide a comprehensive management of your property.

I have been managing Condominiums, Homeowners Associations, Cooperatives, Rentals and Commercial properties since 1972. I hold an AMS (Association Management Specialist) designation, which honors those managers who achieve and demonstrate professionalism and competence in the management of Condominium properties. My background in construction helps me determine the problems and deal with the vendors and contractors for the best possible price, contract, workmanship and satisfactory completion of different projects.

I like to maintain an open communication with the Board of Governors as well as with all of the Royal Park residents. I would be pleased to answer questions or respond to requests you may have in regard to the common elements. My continuing goal as your Property Manager is to improve the appearance of your property. I am not a problem maker, but rather the solution to the problem.

I look forward to a successful and happy relationship with you, the residents of Royal Park Condominium.

Dear Readers:

There is no report from our City Liaison due to the passing of his mother in the first week of February.

We like to express our sincerest sympathy on his untimely loss.

ATTENTION MOVIE FANS

We are having our **SECOND ANNUAL OSCAR NIGHT** on Sunday, February 29, 2004, at 7:00 p.m. at the Clubhouse, viewing on the big screen. All are welcome – bring your own drink of choice and maybe a few snack to share. It's a fun night but we do encourage serious movie folks. See you there.

Barbara Carlon.

OFFICE HOURS

Regular Office hours are from 9 A.M. until 5 P.M. Monday through Friday.

The Office is open until 7 P.M. every Thursday evening for residents that work during the day.

The Office is open on the second Saturday of every month from 8 A.M. until 12 P.M.

If you have any questions, feel free to contact Ms. Linda Humphreys, the office administrator at 954.739.6300, or Ms. Kathy Barabas, my office administrative assistant.

