



THE ROYAL PARK NEWSLETTER

JANUARY, 2005

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 Nickel, Governor



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A MESSAGE FROM THE PRESIDENT

ROYAL PARK 2005

With the New Year starting, there will be many things happening at Royal Park and we need the help of all residents.

First, the elections are coming. All unit owners will be asked to vote for the upcoming Board of Governors. I urge you to try to elect board member that have shown they can work together or new governors that can be cooperative rather than disruptive. It is the board that gives their time and work hand in hand to protect you and your property through the year.

Next, during the end of January and February we will be issuing new decals for your car. Watch for notices informing you of when it is time for your particular building to register their car.

At that time you will also receive a updated version of Royal Park's Rules and Regulations. It is the obligation of every owner to know these rules, to follow these rules and to make their renters or any guest of their units familiar with all the rules and regulations and adhere to them.

The Board of Governors intends to enforce these Rules and Regulations either by our fine system or if necessary, by legal action. These Rules and Regulations were put into place so that everyone could enjoy living at Royal Park as well as allowing the board to maintain and hopefully increase the value of our property.

Please be considerate of your neighbors. Follow the Rules and be part of the solution rather than part of a problem.

*Harvey Ross,
President*



CONDUCTING YOUR ELECTION

The election of the board members must take place at the same time and place as the annual meeting. Your documents should indicate when your annual meeting is to take place. A quorum is not required to hold the election, however, at least 20 percent of the eligible voters must cast ballots in order for the election to be valid. The association must have additional blank ballots available at the election for distribution to eligible voters who have not yet voted. These ballots must be handled in the same manner as if previously submitted, using both the inner and outer envelope and signing the exterior of the outer envelope.

As the first order of business at the election meeting the ballots not yet cast are collected. All ballots, whether submitted prior to the election or turned in at the election must be handled by an impartial committee at the election meeting. The impartial committee, which is appointed by the board of directors, must not include current board members or their spouses, officers or their spouses or candidates for the board or their spouses. The committee must check the signature and unit identification on the outer envelope against a list of qualified voters. When the voter's name is found on the list, the voter's name is checked off as having voted. Any outer envelope not signed by someone on the list of eligible voters is marked "disregarded" and any ballots inside it are not counted. The business of the annual meeting may continue during this process.

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pointed by the board of directors, must not include current board members or their spouses, officers or their spouses or candidates for the board or their spouses. The committee must check the signature and unit identification on the outer envelope against a list of qualified voters. When the voter's name is found on the list, the voter's name is checked off as having voted. Any outer envelope not signed by someone on

the list of eligible voters is marked "disregarded" and any ballots inside it are not counted. The business of the annual meeting may continue during this process. The impartial committee may, but is not required to, check outer envelope information prior to the election meeting. Notice that the committee will meet for this purpose must be posted at least 48 hours in advance. The meeting must be open to all unit owners and must be held on the day of the election.



After all the envelope information has been verified and the eligible voters' names checked off the roster, the outer envelopes may be opened. As soon as the first outer envelope is opened the polls must close and no more ballots may be accepted. The inner envelopes are first removed from the outer envelopes (that were not disregarded) and placed in a receptacle. Then the inner envelopes are opened and the ballots are removed and counted in the presence of the unit owners. Any inner envelope containing more than one ballot is marked "disregarded" and the ballots contained inside are not counted. All envelopes and ballots, whether disregarded or not, must be retained with the official records of the association.

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.



ELECTIONS

Watch for ballots coming in the mail.

1. Mark your choice or choices. (not more than 7)
2. Put ballot into the small envelope marked 'Ballot'.
3. Place small envelope (ballot envelope) into the larger envelope. Sign larger envelope on the signature line provided and write in your unit number and building number at the space provided. Seal envelope and either mail or return to office.

DO NOT PLACE PROXY FOR ANNUAL MEETING IN WITH THE BALLOT. A SEPARATE ENVELOPE IS BEING PROVIDES FOR YOUR CONVENIENCE.

Editor's Note:



For the past year my job has been to produce the newsletter, edit, correct and make pretty the many submitted columns I was given. At times, I also sent an occasional thank you to the various people or committees that did something special here in Royal Park. I deliberately stayed in the background. This time, however, I must express my opinion.

PLEASE VOTE.

There are 671 units that have the right to vote in Royal Park. Should you decide not to vote, you in effect have given your voice, your opinion to the person who does vote. In other words, the people who voted made the choice for you, whether you agreed with their choice or not.

The next issue—the candidates. When you vote, think of what the person stands for;

cast your vote with this in mind. To have a successful board, you need people that care, are willing to work and most importantly, are able to build consensus amongst the board members. I have known **Harvey Ross, Jim Armstrong, Barbara Carlon and Mario Aguire** for many years. I can honestly say, although, I have not seen eye to eye with them on some subjects, we shared the overriding desire to do the best for Royal Park, even through our time of disagreement.

I encourage you to vote. I also encourage you to re-elect the past board members.



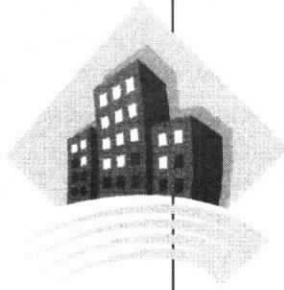


The Importance of Building Reps

Jim Armstrong, Vice President

Over the last couple of years we have not really emphasized how important "Building Reps" can be to the overall appearance and general condition of Royal Park. We have a very dedicated group of people who work hard for Royal Park. We have utilized our reps to help out with new resident screenings as well as helping with the distribution of newsletters and other Royal Park communications.

Now it is time to move to the next step. We should all be building reps of a sort. How about if we all take a walk around our buildings on a weekly basis and see how it looks. Do we need to paint the catwalks? How about the rubbish room double doors and the doors at the elevator rooms or the area around the mailboxes? What about the laundry room lights and overall condition? Are there units with torn screens that should be repaired?



There are also many areas of the parking lot and some areas of the clubhouse that need repairs. What other items have you noticed that can use some repair?

We cannot expect the property manager and maintenance crew to see everything. If you see areas that need improvement, write it down and report it to your building rep, or if you don't have one, directly to the office. Then give it some time and follow up on it! It's up to all of us to make sure that the repairs that are needed are fixed! If the repairs are not completed in a timely manner, call a Board Member and have them follow up on it. Let's not forget that

"We" are the owners of Royal Park and if we demand good maintenance, then that's what we will get.

If we are willing to ignore these things, before you know it, the entire complex will start to look shabby. Let's all be "Building Reps" and we will keep Royal Park the beautiful place that it is.



**Mario Aguiar
Treasurer**



I want to wish everyone a happy, healthy and prosperous New Year.

As we start a new year, I would like to remind you that the quarterly maintenance for 2005 is as follows:

- 1 BEDROOM \$534.92**
- 2 BEDROOM \$695.39**

If you have an ACH (Automatic Check Withdrawal Account), please make the necessary adjustment with your bank or financial institution to have your ACH account reflect

the new maintenance amount. If you set up an ACH within the last six months through Tara, just give her a call at our RP Office to make sure that your account was adjusted. Also Tara would be more than happy to set up or give you the proper information concerning an ACH account.

As we continue to audit everyone's account, next month all owners with an outstanding balance other than maintenance will be receiving a bill. These bills will reflect any late fees and/or miscellaneous charges. If you have a question concerning these charges, please contact Tara to resolve this matter as soon as possible.



SECURITY

Hello Royal Parkers,



Happy New Year to all. Allow me to introduce myself. My name is Peter Thomas McGarty. Orna Security has placed me at Royal Park Condominium as your new site supervisor. The other guards and I are here to help secure your property. If you have any problems, please feel free to contact me at the gate house between the hours of 4 p.m. and 12 a.m. Wednesday through Sunday.

Please remember, we are here to provide security; therefore, do not be insulted if a guard asks to see your identification.

Also, to allow guests to enter in a more timely fashion, please remember to phone in their pass prior to their arrival. Another thing you might not know, after you called in your guest, we file the guest pass by building number. Please make sure your guests know your building number.

It will be my pleasure to serve you this New Year.

YARD SALE NEWS

At this writing, we've had quite a number of callers who desire to be vendors at this annual affair.

Anticipating a large number of vendors and in consideration of the fact that there will be only 20 tables available, we are planning to extend the selling area to the clubhouse parking area where vendors may park and set up from the back of the cars.

Be sure to call Art Steiner (954-485-4048) to advise him that you want to participate. Clubhouse tables will be available on a first-come, first served basis.

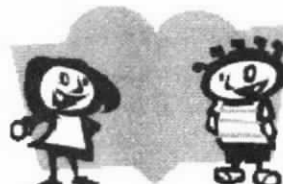
The fee—\$5.00 per spot—date and time of the sale:
Saturday, February 19, 9:00 A.M. to 2:00 P.M.



DON'T FORGET—DON'T FORGET—DON'T FORGET



Happy
Valentine's
Day



Monday
February 14





FROM THE DESK OF LINDA HUMPHREYS

Thank You

On behalf of all the employees, I would like to thank every resident that contributed generously at Christmas time. We appreciate your thoughtfulness.

Bike Rooms

There are so many bikes that we need to start identifying them by placing a tag name, building, number on your bike. If there are not marked in a reasonable amount of time, we will be removing them. There is no room for new owners to put their bikes in the rooms that are full. Please remember there are two bike rooms in each building on the 2nd and 4th floors. I anticipate your cooperation in this matter thank you.

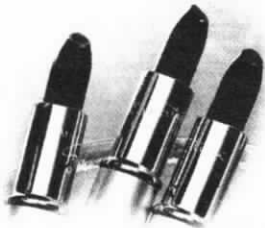


Office Staff Change

We are losing Damaris Romero in the office. A great opportunity has come her way and we all wish her them best in her new venture. She will be greatly missed. I would like to introduce to you and welcome Ms. Christine Macchione who will be taking her position as of January 17, 2005.

Attention Ladies

Did you know that, one Friday, monthly, a good number of women from our complex, or friends of, have a birthday lunch at various restaurants in town. The cost never exceeds \$15.00, service included. It is an opportunity to meet people in our complex and try different restaurants. If you are interested in joining us, call Linda McNicoll at 954.730.9187.



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Each Office Independently Owned and Operated



Bicycle Safety Rally

The Oakland Park Parks and Recreation Department
and the Broward Sheriff's Office, District 12
will be hosting a Bicycle Safety Rally on
Saturday, January 22, 2005 at Royal Palm Park,
1701 N.W. 38 St., from 9:00 a.m. to 11:30 a.m.



Activities include a bicycle rodeo and fingerprinting.

Complimentary refreshments will be provided.

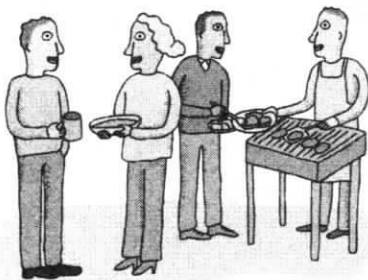
Free bicycle helmets will be distributed to the first 100 children
compliments of the Coral Ridge Kiwanis Club.



For more information, please call Parks and Recreation at (954) 561-6264.

www.oaklandparkfl.org

Notes from the Picnic



The rain waited until the picnic was over and about 140 people enjoyed the food and meeting their neighbors. Don't miss February's picnic.

A special "thanks" to Helen for her Baked Beans
and
to the volunteers cutting, slicing and cooking the
food.





ROYAL PARK IS LOOKING GOOD

**Apartment Values are at all time high, to keep them high
YOU NEED A BOARD THAT CAN WORK TOGETHER**



**THAT WILL KEEP ROYAL PARK GOING IN
THE RIGHT DIRECTION.**

Being a board member is a lot of hard work, long hours, plenty of complaints and very few complements, but the satisfaction makes up for everything.

I am happy to continue to work for ROYAL PARK, but we need a Board that will work for our betterment. Not anyone that will be disruptive and cause problems for Royal Park or its Residents.

I am asking you to vote for me, Harvey Ross

and the following candidates:

**Mario Aguiar
Jim Armstrong
Barbara Carlon
Michelle Cristelli
Ken Nickell
James Warner**

A board for the PEOPLE not for themselves!

A PAID POLITICAL ADVERTISEMENT

