



ROYAL PARK NEWSLETTER



VOLUME 3 ISSUE 3

JULY 1999

PRESIDENT'S RAMBLINGS

By Gerald Waldman

Since the last "Newsletter", much has been happening to your Board, and most of it negative. In an attempt to block the Board from moving back to its rightful office, someone got in touch with the City of Oakland Park, in an attempt to sabotage this necessary move. When I questioned the City to give me the name of the individual or individuals, I was advised that the call was "Anonymous". After looking into this matter, I was informed that the community should have voted on the move and not the Board, excluding the people. The move to the Clubhouse cost almost \$10,000 without the owners approval. The present office is totally inadequate to work in. There is little privacy, and if more than three people come in, the space at the counter is almost all taken. The City gave us permission, after I had proven that 119-1A was in fact, our original office. Many old time residents were willing to complete affidavits to support the fact that 119-1A was in fact, our office before it may have been illegally moved to the Clubhouse. An opinion was given by Tripp, Scott, our attorneys, who indicated that it should have been voted on by the association, since it was considered part of the common elements.

We have reclaimed a \$1620 overpayment to Kate and Rogers and are waiting for an answer from Morton Roofing to a letter from our auditor for an overpayment of \$16,500.

We have hired a new manager for Royal Park, his name is Tom Balsamo. He has already made some changes. Mr. Balsamo has appointed a "maintenance supervisor". He first asked Silvio, he declined. (continued on page # 4)

OAKLAND PARK OBSERVATIONS

By Patti Lynn

The opportunity to silence the train horns is available to us once again. On June 23, 1999 neighborhood homeowners' groups, civic activists, and condominium associations presented to the City Commission their "wish lists" for the coming fiscal year. I had contacted our association president, Gerry Waldman, for permission to speak to the train horn issue at that meeting. He agreed to my request.

In order for us to achieve our goal, we must convince the City of Oakland Park to do two things: Number 1, allocate the funds to modify the 38th Street crossing; and Number 2, lobby the County Commission, on our behalf, in order to modify the crossings at Oakland Park Boulevard, Prospect Road and Powerline Road. The City of Oakland Park is financially responsible only for the 38th Street crossing. The State, and County, must appropriate the necessary funds for the balance of the project.

Depending on the date of this newsletter issue, we may have already initiated the Oakland Park piece of the project. The preliminary budget meeting, with input from the public was held on June 30, at City Hall. In addition to the meeting, there are two other avenues for us to pursue. Cards and letters are in order.

(continued on page # 6)

**URGENT !!!!!
MORE NEWS ABOUT THE
TRAIN HORNS ON
PAGE # 9**

Board Member Notes

I would like to express to the residents of Royal Park how grateful I am for being voted a member of the Board of Governors so that with the other Board members, we may accomplish what needs to be done. Yes, we did win over aluminum railings and we have accomplished moving our office back to where it was. Both of these items are looking very good and I for one am very pleased with the outcome. I plan, with your help, to remain on the Board for years to come.

I would also like to suggest, that after every Board meeting, we sit over coffee and cake to discuss opinions of the meeting. As long as we heed the needs of the residents, there will be no need for hollering or throwing angry words against one another. We don't want meetings to be a battle ground. We will not allow that in the future. We need to stand together, not campaign against each other. Remember, that when you hear slander against another, that is not for the betterment of Royal Park.

Rose DeSantis •

Buildings & Grounds

As I promised, to do everything in my power for the benefit of Royal Park residents. The railings have been installed in Building 115 & 116 and are now working on 113 & 114. They are now being pressure cleaned and then will be coated with a protective coating so they won't crack again. This work will continue until all buildings are completed. This has been done at the least possible cost to the unit owners. After the railings are completed, then we will maintain them and never let this neglect happen again. These concrete railings are good and sturdy and very beautiful to look at when in good condition. We went the best and least expensive way we could. I have lived in Royal Park for 20 years and I have always loved living here with my husband, A.J.. I have always been dedicated to the betterment of the political and social aspects of the community. I plan to continue doing the same in the future. Look for more improvements to come. The exercise rooms are now

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being repaired and painted with the help of new manager, Tom Balsamo and the support of the community and the Board we will do just that.

Thank you,
Mariette St. Pierre •

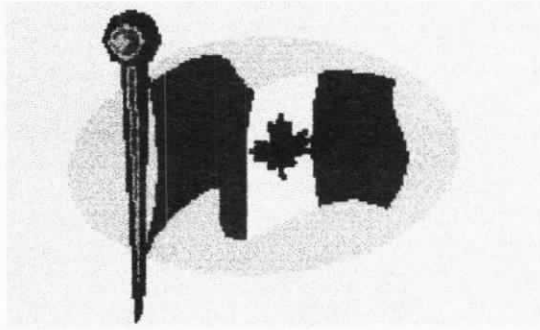
NEW ROYAL PARK OFFICE HOURS

MONDAY -FRIDAY

OPEN	9:00AM	-12:00PM
CLOSED	1:00PM	- 4:00 PM
OPEN	4:00PM	- 5:00 PM



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FROM THE NORTH COUNTRY

By Armande Tremblay

Hi Folks:

A little bit of news from Canada, right now, we have nothing to envy Florida, as we've been in the 80's and 90's for a good time. Seems that it should stay that way part of the summer. The only thing missing is the ocean, but we do have the beautiful St. Lawrence River nearby (only 2 streets down from our home). A lot of our Canadian friends are already gone to their summer places, while for others, things are going along as usual.

Jose and Marcelle Patron, back & forth from Laval to St. Donat; Yolanda Barnoff, probably on the green right now; Berthe Jalbert, probably with Yolanda on the same green; Leo & Therese Beaudin, probably playing her guitar at Joe Patron's chalet; What about Hudon Marc and Rejeanne...I hope we'll see them next fall. Helloooooo all the others, we would like to hear from you...It is not very hard, you only have to take a pen and write about what is happening to you- then you mail it to Royal Park (Newsletter) c/o Jim Armstrong, editor.

As for Guy, he's been very busy planting flowers and fixing up some apartments (we had 7 for rent the first of July), anybody interested?

For myself, right now I'm digging my head out, trying to write something that won't sound negative and won't bring me another legal action. All this to say that I am very happy to hear that things are going fine in Royal Park. I understand that the restoration of our railings is going at a good pace, and so is the moving of the office back at it's proper location (everything under the supervision of many inspectors).....

plus the fact that we might end up with a "Special Restroom for the Handicapped", I wonder if we'll get one at each pool?...why not at the corner of each building while we are at it?

All the Canadians are getting ready for next fall which will be here very soon - some among us, are very anxious to go back (can someone tell me when duck hunting season begins?). I live on the third floor, therefore the only visitors I get (animals I mean) are teeny weeny lizards- luckily I do not have to clean after them. Sure wish someone will come up with a good recipe of "Canard a L'Orange" for the next potluck. •

A Note of Thanks

To all of our wonderful friends of Royal Park. Micheline and I want to thank all of you for your thoughtful support, with your telephone calls and cards with your prayers and personal thoughts for our speedy recovery. We are both doing well but progress is slow. We are both thinking positively and again knowing your thoughts and prayers are with us makes us feel so much better. It is times like these when you realize how important good friends are and how much just a few right words can make such a difference in ones outlook, especially with the sincerity of all your thoughts. You are all more like family to us and we will never forget all of your wonderful support in our time of need.

May the good Lord watch over all of you and keep you safe, as we believe the Lord has done for us.

With Love to all,

Marty and Micheline Anderson
116-4E

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PRESIDENT'S RAMBLINGS

(cont. from page #1)

He then asked Chris Puglisi, and he accepted. Although he will supervise the maintenance crew, and be responsible to the manager, salary wise he will be paid less than two other maintenance men. I realize that my opposition will try to make an issue of this being the President's son. Let me assure you, you all know Chris as hard working and very co-operative, especially when needed, he makes himself available. I don't believe that he should be penalized for being my son, he should be judged by his performance.

Why are some people trying so hard to discredit your present Board? Why do individuals talk behind my back, and smile to my face? Why do these same people want you to believe the majority of the Board is inept? Plumbing mart used our old office for over a year as a storage space, with whose permission? It has been passed around that a coalition is being formed to remove most of the Board members, you the people voted in. Why? Do our grounds look that bad?

Are work orders not being accomplished?

If anyone can help me understand why, feel free to drop off your comments to the office.

Your President made an error in misinterpreting the use of the clubhouse, and as a result some people may have been inconvenienced. For this I apologize. In the future, the clubhouse will only be for the use of our residents, and then not exclusively.

For the past seven weeks I functioned as your manager, and I hope I did a good job.

I have enclosed a copy of a fax that I received from one of our Board members. Please notice that it is Memorandum #14. That means that there have been #13 before this one. I have included this so that you may have some insight into what "really" goes on.

Form your own opinion.

Enjoy your summer.

Stay healthy. ●

MEMORANDUM 14

TO: Gerry Waldman, President
Tom Balsamo, CAM

FROM:

DATE: June 24, 1999

SUBJECT: Request of Documents.

Pursuant to FS 718.111(12)(c), I am asking for copies of the following records. Please note my fax receipt will serve as date and time stamp.

- A. The current Managers Contract under which the Association has an obligation.
- B. A current monthly accounting for each unit showing the name of the owner, the due date and the amount of each assessment, the amounts paid and balance due.
- C. A current monthly accounting for each unit showing the name of the owner, the due date and the amount of each Special Assessment, the amounts paid and balance due.
- D. The financial accounting records for the months of March, April, and May issued by Goldman & Juda.

E. Pritts signed contract with Royal Park.

F. A copy of the deposited Check for the railings Pritts purchased from Royal Park.

G. The following records which relate to the operation of the Association:

1. All correspondence and other written communications from the Division of Florida Land Sales, Condominiums and Mobil Homes since February 1, 1999.
2. All Payroll and personnel records as of February 1, 1999.
3. All invoices for purchases made by the Association as of February 1, 1999.

I am positive Mr. Balsamo is cognizant of the time limit the State has placed on an Association in furnishing the requested documents.

LETTERS TO THE EDITOR

Since the election of the new treasurer, Pat Feraco and Dr. Waldman replacing our old law firm with Tripp, Scott, Conklin and Smith, we have had 78 demand letters go out to delinquent unit owners. Of that number, 39 have paid in full, plus attorneys fees. With unit owners owing over \$150,000 as of April 30, 1999, I want to express my personal thanks to Pat and Gerry for caring about Royal Park, and collecting the much needed money to operate.

Ruth Thompson
101-1D •

I don't like what I see happening at our meetings this year- I don't see a democratic process in action. There unfortunately are no checks and balances on decisions being made and that frightens me. When I ask to talk at a meeting, on an agenda item, I am rarely given a chance to finish a sentence, being cut off quickly by our president. Is this still America with freedom of speech? I certainly hope so and hope to see more fairness in the future.

It was disappointing the way the railing decision went. We have so many crumbling railings, plus they are not up to code. A chunk fell outside my door- that's scary! One of our railings has totally pulled away from the end post on 107. A small child could crawl through the bottom of our rails, and easily a child could climb over the top. They aren't

low enough nor high enough. I feel the Boards decision to repair, paste, glue, clean and paint, or whatever, our 25 year old concrete railings, is a temporary fix at best. Several years down the road we will have the very same problem and it will never end until they are changed. A few hundred dollars here, a few hundred dollars there and we could have good permanent aluminum railings installed, and then move on. We should have had a neutral concrete engineer advising us what we required at this point, for not a lot of money, as none of us are concrete experts, but this was not done. This is one of the reasons that our manager, Fred Beach quit. He has too much integrity to accept these type of poor decisions, and he is a loss as he was a good manager. He was here only a short time, he got things done... and the right way. He pulled the office together, it was not an easy chore when he came in as a result of many different managers and secretaries. Many of us hated to lose him.

I wish only the best for Royal Park. I love living here, I think it is a good place to live, but we need voices and input from owners. Be in the know. It's important to your investment.

Barbara Carlon
107 •

Letters to the Editor are strictly the opinion of the writer and are not the opinion of Royal Park or the opinion of the Newsletter staff.



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WELCOME NEW RESIDENTS

By Rose DeSantis

We would like to welcome the following list of residents to Royal Park. In the future, all screenings will be held on the second and fourth Monday of each month. The next screenings are scheduled for July 12 & 26, 1999.

- Bldg #103 Roxanne Baucum
- Bldg #104 Thomas & Jason Comacho
- Bldg #105 Mark Von Bibber/ Nina Fisher
- Bldg #106 Pells/ Mary Ellen Townsend
- Bldg #107 Daniel Jesus
- Bldg #107 Jason Ritter
- Bldg #109 Bernard & Carolyn Moriarty
- Bldg #109 Tatiana Michalkova
- Bldg #110 Robert Godfrey
- Bldg #113 Keith Czarnecki/Ken Wallace
- Bldg #115 Marie Lagi
- Bldg #115 Bob O'kon
- Bldg #116 Paulo DeStefano/Sergio
- Bldg #116 Jack Crawford
- Bldg #117 Dunia Lazolo
- Bldg #118 Sells-Crossley
- Bldg #119 Andria Willis

- The Oakland Park City Commission consists of:
- Mayor Robert Joynt
 - Vice-Mayor Steve Arnst
 - Commissioners ... Caryl Stevens
 - Rosemary Sachs
 - Joe Maus

Letters may be addressed to them, in care of:
City of Oakland Park
3650 NE 12th Avenue
Oakland Park, Fl.33334

Other City Officials who may help us in our quest are:

- Public Works Director Rob Frank
- City Manager Bonilyn Wilbanks-Free
- Finance Director ... Bert Wrains
- City Clerk Carol Landau

Letters addressed to any of the above may be sent to the City Hall address. Their phone numbers vary, but they all may be reached through the main number: 561-6200.

Last year, when Ed Radson and I examined the options within the City of Oakland Park, he mentioned two other options for the 38th Street crossing. The first was to close the crossing entirely, and the other was to close the crossing between the hours of 10:00 PM and 6:00 AM. Neither option appealed to me. Even if the crossing were to be closed for any time, either temporarily or permanently, the train engineers would begin sounding their horns directly east of our property. They would have to, in order to comply with Federal regulations regarding Oakland Park Boulevard and Prospect Raod Crossings. Once again, the ball is in our court, the owners and residents of Royal Park. If you want it done, you must help out with phone calls, letters, and more phone calls and letters.

As an example, the developers of Lake Emerald, the condo west of 21st Avenue, wanted to complete the construction already scheduled on the property. The problem was, they wanted to build rental apartments, instead of condo units. The residents of Lake Emerald rented a bus on June 16th. They filled the bus with concerned Lake Emerald citizens and drove them to the City Commission meeting. The normally half-empty Commission Chamber was filled to overflowing. The City Commission did NOT approve the developers' plans. •

Oakland Park Observations

cont. from page #1

The Florida Department of Transportation, (FDOT), now has control of the CSX railroad tracks. In order for any audible signal to be silenced, the FDOT **MUST** obtain authorization from the Federal Railroad Administration. In order for that to occur, the FDOT **MUST** want it to happen. So, let's get to Royal Park. What do you think would prod the FDOT to **WANT** a modification?

We're back to cards, letters **AND** phone calls. The only way ANYTHING gets done is if enough people make noise. So, we, the residents of Royal Park must contact the FDOT and the Oakland Park City Commissioners.

The FDOT contact person is Ed Radson, who is the District Railroad Coordinator for the FDOT. His phone number is local, 777-4490. The address is:

Florida Department of Transportation
3400 West Commercial Boulevard
Ft. Lauderdale, Fl. 33309-3421.

EDITORIAL BY JIM ARMSTRONG

To all Royal Park residents, the article on page # 1 (Oakland Park Observations) is about a subject that is of great interest to a lot of us. The train horns. I know that to some residents, the horns don't seem to bother them....but to others it is absolute torture! In the last two years, the second set of tracks were installed (and of course double the amount of trains) and a lot of the greenery between the tracks and Easterlin park, was removed. Without that buffer, it seems to have made the horns even louder (not to mention the engineers that start blowing the horn in West Palm Beach and don't stop until they get to Miami!). It is now time to put our Royal Park politics aside. This is a matter that effects all of us. I have heard some residents of buildings #107 & #108 describe it as if "the train was coming right through our bedroom". If the horns bother you or not, isn't it time to have some compassion for those that have to tolerate the noise? The groundwork has been done. What is needed now is a strong "Royal Park" campaign of phone calls and letters. How about just making ONE phone call? Ed Radson is the District Railroad Coordinator for the Florida Department of Transportation. His number is 777-4490. I'm sure if he got a hundred phone calls from Royal Park, he would listen. How about sending out ONE letter? The Mayor's name is Robert Joynt. The City Hall address is 3650 NE 12th Avenue, Oakland Park, Florida, 33334. A sample is below. Cut it out. Sign it. Mail it. Maybe if he got a hundred letters from Royal Park, he would take notice. If you need more letters, there will be extras at the office. Help yourself! If you have friends who are "Snowbirds" and would be interested in this, call them. Send them the newsletter or one of the blanks from the office. Pre addressed, stamped envelopes are available at the office....FREE!!!! There are no excuses.

This is our home.....isn't this important enough for us to finally say....enough!!!

Mayor Robert Joynt
City of Oakland Park
3850 NE 12th Avenue
Oakland Park, Florida 33334

Dear Mayor Joynt,

I support the City of Oakland Park's efforts to silence the train horns along the FEC railroad. I do also hope that you and your fellow Commissioners will assist the Oakland Park residents in lobbying the Florida Department of Transportation and the County Commission to do their part to help bring tranquility to our neighborhood.

Thank you very much for recognizing how serious a "quality of life" issue this is for me and my neighbors.

Sincerely,

Name (printed) _____
Address _____

Signed _____

cc: Ed Radson, FDOT
Broward County Commission

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Bldg.	Bed/ Bath	Remarks	Price
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109	1/ 1	Waterfront, Nice View, Rec Lease Paid	\$36,500
112	1/ 1.5	Sharp Unit, Rec Lease Paid	\$36,900
115	1/ 1	Overlooks pool, upgrades, Rec Lease Paid	\$36,750
114	2/ 2	Hurricane Shutters, Upgraded Kitchen & Baths, Many extras, Rec Lease Paid	\$49,900
110	2/ 2	On Canal, Nice Carpet, Near Pool & BBQ, Rec Lease Paid	\$47,500

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ROYAL PARK NEWS

For all of our new residents and those that may be unaware, Channel 49 on our cable TV is a closed circuit station for Royal Park. Any timely information is posted on a regular basis. Be sure to tune in and see what's going on in Royal Park.

It is with deep sadness that we report the passing of two of our residents. Victor Dulkiewicz of Building 108-2F on February 14, and Dorothy (Dolly) Weiner of Building 113-2E on April 30. Our sympathies to their family and many friends.

A sincere tip of the hat and thank you to Rose and Joe De Santis, Charlene Flaherty and Myra Armstrong for all of their help putting the pages and inserts together that help to make up our newsletter. It takes many hours to complete this task and it is greatly appreciated.

The "Newsletter" is always looking for articles about the goings on at Royal Park. If you have news that you would like to share, drop it off at the office with Linda she will see that we receive it. The articles are handled by Jim Armstrong and the advertising is handled by Naim Naqi.

Advertising Rates are very inexpensive and we will work with you to create an ad that works for you. Classified Rates are only \$5.00 per issue.

REMINDER

All residents, owner and renters, ALL vehicles on Royal Park property are required to have a valid sticker or pass. The colored paper pass that is issued by the security guard must be placed on the drivers side of the dashboard, facing up, so security can see what unit the vehicle is visiting. If you have guests, you must tell them or they risk having their vehicle towed. Be Warned!!!

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