



THE ROYAL PARK NEWSLETTER

JUNE/JULY, 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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A MESSAGE FROM THE PRESIDENT

CLOSED FOR VACATION

How I used to look forward to the summer months each year. Vacation time, anywhere from one to four weeks of no work, no stress. Just relaxing and not worrying about anything. Something we all could want for our vacation.

But here at Royal Park we do not close for vacation.

Your Board of Governors, Manager, Office Staff and Maintenance Staff work all year long. The everyday activities, complaints and problem must be dealt with and solved, alas they do not take a vacation.

The rules and regulations enforced by the Board, Office Staff serve to make living at Royal Park safe and enjoyable for everyone. Please be courteous to your neighbors and respect their rights to live in a community where everyone work to keep Royal Park as beautiful as it is, owners and renters alike.

If you are one of those lucky people to have a vacation, enjoy it and be safe.


*Harvey Ross,
President*

Dear Readers:

Unlike the Board, your editor does take a vacation. In addition, she has several remodeling projects scheduled for this summer. This edition covers June/July, and will be followed by an August/September issue. In October she will resume the newsletter on a monthly basis.



Condo



Do I have the right as a unit owner to obtain the names and addresses of all other unit owners in my condominium?

The association is required to maintain a current roster of all unit owners and their mailing addresses, unit identifications, voting certifications, and, if known, telephone numbers, within the official records of the association. The records of the association shall be made available to a unit owner within 5 working days after receipt of written request by the board or its designee. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the association member.

Section 718.111(12)(a),(b), and (c), F.S.

What decisions of the association require a unit owner vote?

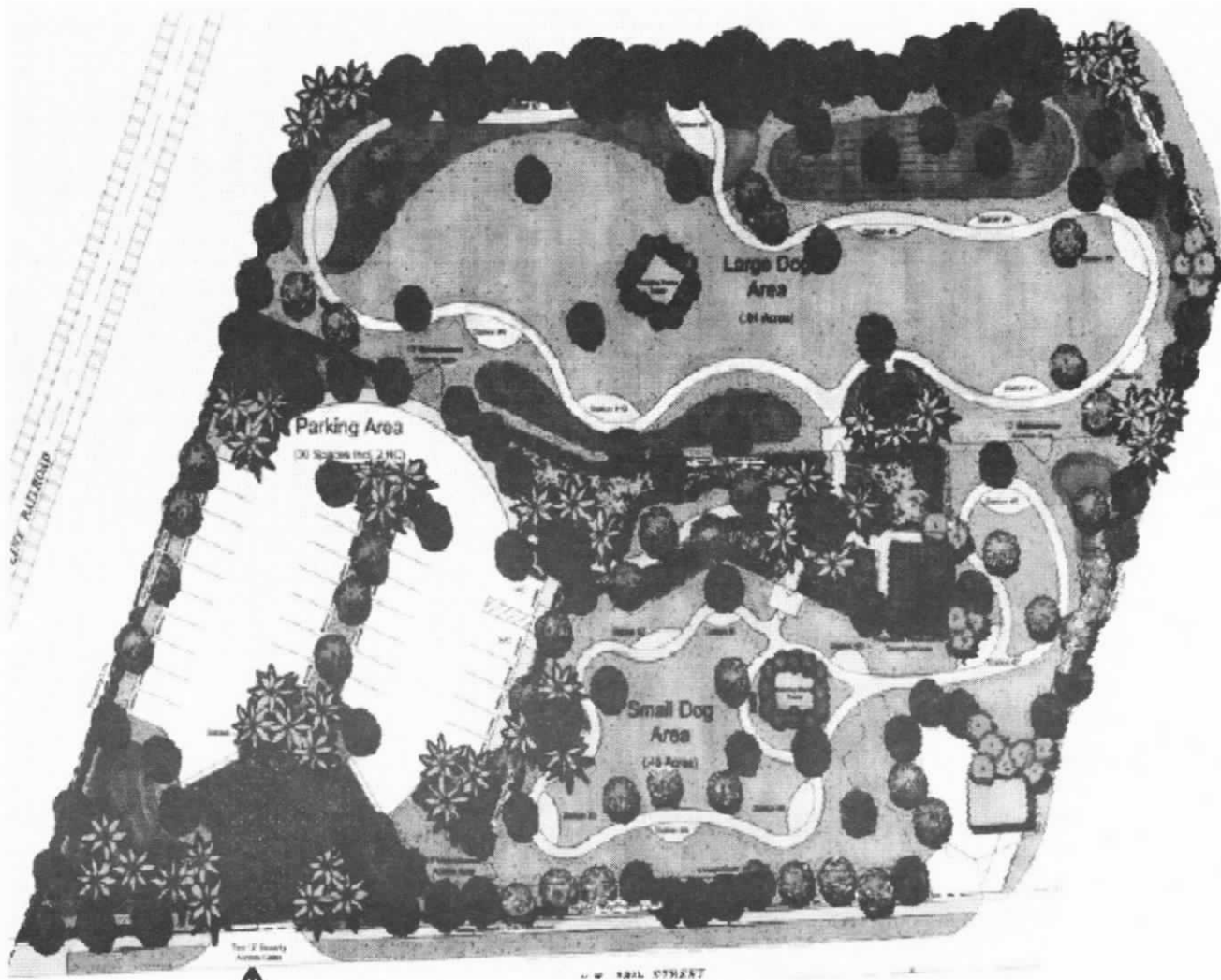
Unit owner decisions are required for votes taken to waive or reduce reserves; use reserves for other purposes; elect directors by ballot; amend the declaration; amend the articles of incorporation or bylaws; recall board members; adopt a substitute budget; materially alter and/or substantially add to the association property; terminate the condominium; extend a developer guarantee; convey title to property;

waive financial reporting; and cancel certain contracts. Other unit owner votes may be required by the association documents. Sections 718.112(2)(b)2, 718.112(f)2, 718.112(2)(j), 718.113(2)(a), 718.115(1)(d)1, and 718.117(1), F.S.

I have black mold growing on the walls of my condominium. It is even under my carpet. The board said it is not their responsibility. Isn't the association supposed to take care of things like this?

Chapter 718, Florida Statutes, does not specifically address mold. Condominium associations are responsible for the maintenance, repair, and replacement of the common elements of the association and the unit owners are required to maintain their units unless otherwise provided for by the documents of the association. Condominium associations expend assessment funds for the operation, maintenance and protection of the common elements or cooperative property. One may review the documents of the association or seek legal counsel to determine your association's responsibility for correcting a mold problem at the condominium. Section 718.113(1), 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.



Proposed Plan for the Dog Park



The Bottom Line By Mario Aguiar

Your President, Vice-President and Treasurer along with Michael Shagota, Property Manager meet with our accountant Chuck Krblick, to discuss our finances and get an up to date status. The good news was unfor- e- seen problems; we are in very good shape financially. We should be able to absorb all the increased operational costs without any additional assessments for this year.



We were able to have Allstate Insurance renew our three insurance policies with the flood insurance to follow in June. We received an increase of 37% over last year's premiums. We had adjusted our budget for 2004 to expect an 18% increase, which left us with a deficit of \$24,150.00.

We have also had an increase in our utilities of about \$17,000.00 year to date. The water bills have increased tremendously. Are we using more water? YES. Did Oakland Park have an increase? YES. Do we need to make some adjustments? YES. In many ways, this is an awake up call to do something about it. Pools are being checked



for leaks, our maintenance crew is inspecting all faucets and toilets. We are also checking with the City Utilities to check out all of the meters. We need everyone's help on this. Please check your faucets and toilets for proper operation. Do not water the grass, but instead call the office if the irrigation system is not working properly.

We have completed four roofs and have started on two others. We also have overhauled 6 elevators, and replaced both AC units in the Clubhouse. The roof expenses are being paid from our reserve account and the A/C out of the operating account.



We have been a pro-active board and will continue to be. We are being cautious on certain accounts like utilities, but maintain a well-planned maintenance program. By the time you receive this newsletter; all the employee contracts will be in the past as well as all of the legal battles. I want to personally thank Jim Armstrong for the numerous hours, energy and persistence on handling the employee contracts and lawsuits. Thanks.

Summer is here and I'd like to wish you a happy, safe, and healthy summer.

Reflection

Why would someone park in a Handicap Parking Space if they are not handicapped?

- Could it be that they wish to be handicapped?
- Could it be that the extra few feet are simply too much for them?
- Could it be that they believe rules are for others, but not for them?

I wonder what the answer is . . .





Manager's Message

HURRICANE SEASON—Be aware, be prepared!

HURRICANE WATCH: Means that a hurricane is close enough that everyone in the area covered by the watch should listen for further advisories and be ready to take precautionary action in case warnings are issued.

HURRICANE WARNING: Is issued as soon as the forecaster determines that particular area is in the path of a hurricane. Warnings are rarely issued more than 24 hours in advance, therefore, when the warning is issued, all precautions should be implemented immediately.

Listed below are hurricane supplies to assure your comfort during and after the storm



- A) Battery operated radio
- B) Flashlight
- C) Extra batteries
- D) Emergency cooking facilities
- E) Lanterns
- F) Fill bathtub with water (test prior to be sure bathtub does not leak)
- G) Bleach
- H) Canned food and canned Milk (manual can opener)
- I) Extra Medicine
- J) First aid kit



BE PREPARED: Things to do when you are on a hurricane watch

- 1) Protect your windows with shutters or tape (inside)
- 2) Collect drinking water in clean bottles
- 3) Turn refrigerator and freezer to coldest to preserve food as long as possible in case of power failure.
- 4) Fill the tank of your car. In addition, a highway flare and first aid kit are useful items to have.

Note: If you have a medical condition you may qualify for special care shelter occupancy. Contact the nearest one to Royal Park. Consult your doctor for medicine to keep with you during the hurricane.



The article was suggested by Ms. Jane Baker. Thank you.



You don't really want that opossum out of your yard, do you?

Did you know that opossums . . .

- ❖ Are the only marsupial native to North America. They are in the same family as kangaroos, they are NOT rodents. Florida's native opossum is called the Virginia Opossum.
- ❖ Do not typically carry rabies – their body temperature is too low to harbor the rabies virus.
- ❖ Are nature's pest control - they eat palmetto bugs, rats, mice, and other insects and animals you may not want in your yard.
- ❖ Have a special enzyme in their system that allows them to digest poisonous prey such as scorpions and poisonous snakes.
- ❖ Eat over-ripe fruit that fall from the tree – so they keep your yard clean.
- ❖ Are typically non-aggressive animals – although they will defend themselves against predators if forced to – they will bear their teeth, hiss and drool to scare their predators away – or “play possum” (an involuntary defense mechanism which puts them into a catatonic state, lowers their heartbeat and respiration, which makes them appear sick or dead so the predator will go away).
- ❖ Carry their babies in their pouches for about two months, at which time the babies hand on to mom's back, going in and out of the pouch, and travel

with her until they are old enough to live on their own.

- ❖ Can have a litter of up to 22, but only 13 can survive because they have only 13 “feeding stations”.
- ❖ That are 6-8 inches long (excluding the tail) are probably not orphans; they are old enough to be on their own.



Ticohorus caninus

❖ Have a “prehensile” tail. Contrary to popular belief, they don't really use it to hang from trees, they use it as an extra hand for support.

- ❖ Have “opposable” thumbs on their hind feet, making them clever three climbers.
- ❖ Have more teeth than any other mammal – 50.
- ❖ Continue to grow throughout their lives, although their average life span in the wild is only three to four years.
- ❖ Should not be encouraged to become dependent on “free meals” from humans, because, as with all wildlife, their natural fear of humans is essential for survival.
- ❖ Cannot be legally trapped and relocated in the State of Florida without a license. (The Wildlife Care Center does NOT trap and remove healthy opossums. We DO offer advice on living with wildlife and dealing with wildlife problems humanely.)



FROM THE DESK OF LINDA HUMPHREYS

We still need volunteers for Building Representatives at Buildings 105, 106, 107, and 110. In addition we need alternates for all 21 Buildings (101—121) to step in whenever a Building Rep is not available due to work, illness or vacation. Please contact the office if your are interested at 954-739-6300. It only entails a few hours a month.

This is hurricane season! If you are handicapped and need assistance, please call the office to see if you are currently on our handicapped list or need to be added. This is one example of what a Building Representative can do for us. You can notify us of any handicapped residents in your building. It would be greatly appreciated.

Please mark your calendar!

The office will be closed on Monday, July 5th in observance of the Fourth of July. Have a safe, happy and joyous holiday weekend with your loved ones.

Royal Park was incorporated 1974. This makes us 30 years old. Happy Birthday Royal Park.

Touchline Program

Are you concerned that you might fall and injure yourself, or become ill and no one will know? If so, let's talk. There is an agency that will call any Broward County senior over the age of 60 who lives alone.

This call is a "Good Will" call. They want to be assured of your safety and well-being. It is just a simple neighborly call intended to have you hear a friendly voice each morning and help you get the day off to a nice start.



They will call each day between the hours of 6:00 a.m. and 10:30 a.m. The program is conducted by 2-1-1 First Call For Help of Broward, Inc. and it is FREE. For more information please call 954-390-0485.

Pool Etiquette

If your child is in Diapers, be courteous to the other bathers and use the "swimmer diapers" designed for this purpose.



Besides being courteous, think of the health consequences to your little one and all the other swimmers.

About a dozen Royal Park residents attended Oakland Park's birthday party.

The City of Oakland Park will have special events to celebrate its 75 Birthday through the coming months, please look for them in your local newspaper.