



THE ROYAL PARK NEWSLETTER

MAY, 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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Inserts:
Advertisement Section

A MESSAGE FROM THE PRESIDENT

LOOK AND YOU SHALL SEE

As residents of Royal park, all we have to do is *look and we can see* all the work being done to improve Royal Park.

Look and you will see that the roofs on building 106 and 107 have been replaced. *Look and you will see* the new lighting around our entrance. *Look and you can see* the new pool and buildings signs that have replaced the old faded ones. *Look and you can see* how the front grass and plant areas around our buildings being refurbished—by both our maintenance men and residents of the respective buildings.

We are currently working on replacing the roofs on building 102, 106 and 120. We are also planning to improve the bar-b-ques so our residents can continue to use and enjoy these areas with their families and friends.

Thanks to all the hard work of our manager, maintenance crew, office staff and residents, Royal Park will continue to be the Jewel of Oakland Park.

Post Script: With Memorial Day approaching, I sincerely hope that all of you join me in saying a prayer and Thank You to those men and women that have lost their lives and those serving in our Armed Forces today that allow us the freedom we enjoy and take for granted.

*Harvey Ross,
President*



Can the board keep me, as a unit owner, from using the common elements if I have rented my unit?

When a unit is leased, the tenant shall have all of the use rights of the association property and common elements that are available for use generally by unit owners. Under such circumstances, the unit owner shall not have such rights except as a guest, unless the tenant waives such rights in writing. The association shall have the right to adopt rules to prohibit dual usage by a unit owner and a tenant of association property and common elements.

Condominium: Section 718.106(4), F.S.

When does the association have to provide me with a financial report, and how do I know that they are providing me with the correct report?

Condominium associations must mail or hand deliver to each unit owner a copy of the financial report or a notice that a copy of the financial report will be mailed or hand delivered, without charge, upon receipt of a written request from the unit owner within 21 days after the final financial report is completed, but not later than 120 days after the end of the fiscal year or other date as provided in the bylaws.

A condominium association that operates

less than 50 units or a cooperative association that operates 50 or fewer units, regardless of the association's annual revenues, shall prepare a report of cash receipts and expenditures. Also, an association with total annual revenues of less than \$100,000 shall prepare a report of cash receipts and expenditures. Associations other than the above shall prepare a complete set of financial statements as follows:

1. An association with total annual revenues of \$100,000 or more, but less than \$200,000, shall prepare compiled financial statements.
2. An association with total annual revenues of at least \$200,000 or more, but less than \$400,000, shall prepare reviewed financial statements.
3. An association with total annual revenues of \$400,000 or more shall prepare audited financial statements.

Condominium: Section 718.111(13), F.S.

Does a unit owner have the right to speak on items not included on the agenda of a meeting?

Chapters 718 and 719, Florida Statutes, provide for the right of unit owners to speak at board meetings with reference to all agenda items; however, these chapters do not address the unit owner's ability to speak to items not on the agenda.

Condominium: Section 718.112(2)(c), 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



75th Birthday Party Celebration

A city wide birthday party will be held on Thursday, June 10 from 6:00 p.m. - 9:00 p.m. at Wimberly Field Athletic Complex, 4000 N.E. 3 Avenue. The festivities will include food, live music, children's activities and fireworks. A giant birthday cake will be served to commemorate Oakland Park's 75th Birthday! Please join us as we celebrate this historic date in our City's rich history. This event is free and open to all residents!

As the City celebrates its 75th Birthday in 2004, we would like to give you a snapshot of then and now.



Saturday in the Park Series at Royal Palm Park

1701 N.W. 38 Street

Saturday, June 19, 2004 8:00 a.m. - 11:00 a.m.

3rd Annual Kids' Fishing Tournament

(For our young residents, mark the date in your calendar—your editor)

Anglers are to meet at the office for registration. Trophies will be awarded for largest, smallest, most caught and longest cast. Must bring your own bait and fishing gear.

ANNIVERSARY



Fred and Kitty Minichiello
Building 113, Unit 1-G

Fred and Kitty Minichiello of Oakland Park, celebrated 65 years of marriage April 10 with friend at a surprise party at Irelands Inn Edgewater Lounge in Fort Lauderdale. They will celebrate with family members at a dinner party at Yesterdays on the Intercostals in Fort Lauderdale. A cruise also is planned.

The Minichiellos, who met at a "check dance" where dances are 10 cents, at Whalom Park in Fitchburg, Mass. They were married April 10, 1939, in Fitchburg. They moved to Florida in 1973 from Cape Cod, Mass.

Fred and Kitty Minichiello both retired in 1973 as owners and operators of Miss Kitty Hair Styling in Wes Yarmouth on Cape Cod.

The Minichiellos have two children, Ken Minichiello and Gloria Malouin. They also have six grandchildren.

It Is The Veteran . . .



It is the VETERAN, not the preacher,
Who has given us freedom of religion.

It is the VETERAN, not the reporter,
Who has given us freedom of the press.

It is the VETERAN, not the poet,
Who has given us freedom of speech.

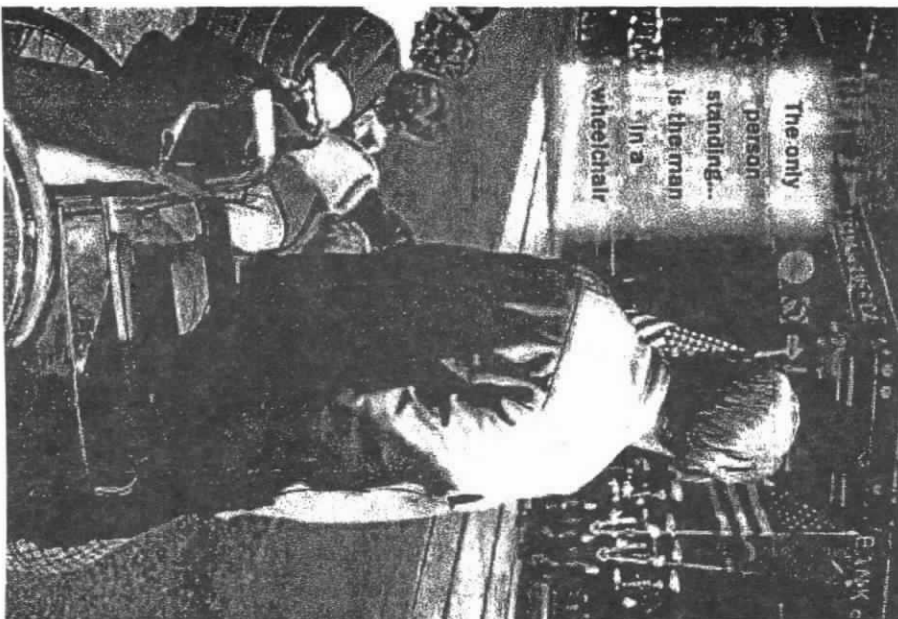
It is the VETERAN, not the campus organizer,
Who has given us freedom to assemble.

It is the VETERAN, not the lawyer,
Who has given us the right to a fair trial.

It is the VETERAN, not the politician,
Who has given us the right to vote.



It is the VETERAN,
Who salutes the Flag.



It is the veteran,
Who serves under the Flag.



MEN'S CLUB NEWS, Art Steiner, Vice President

Well, the "Season" is over and our ranks have be reduced, as have our scheduled activities. It is time to look at the past and plan for the future.

The 2004 year—to date—featured two dances. One our annual "Valentine's Day," celebration was moderately well attended and the other dance, our "Saint Patrick's" dinner dance was extremely well attended. Both were undeniable social successes.

We scheduled three of our famous "All you can eat for \$2.50" picnics. Unfortunately, one had to be canceled due to inclement weather. However, the other two were "Belly-Busting" successes. Our 2nd George Washington Yard Sale was also highly successful. These were all community oriented activities. For club mem-

bers only, we had a spaghetti dinner, a "Potluck" dinner and our annual nite for our "Better Halves."

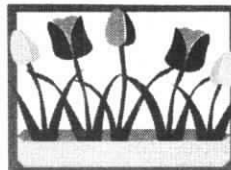
Obviously, we are a successful community operation and we are looking for new member.

From our members, you are all welcomed—owner or renter. Join us and help to continue our community work. We don't consider Royal Parka "Bedroom Community," as many other condominiums' have become. We are a diverse and multi cultural community and welcome your activity.

Next Year's planning is now on the board. Join us with your ideas and participation.

From the Desk of Linda Humphreys:

I just want to take this opportunity to and Brian Whiffen for taking time when and helping me out at the office. Thank port. I truly appreciate all of your hard



thank Suzanne Di Maria, James Warren ever needed to volunteer your services you kindly for all of your continued sup-work and a job well done.

Good Luck in Vegas

I'm sure most of you know that Chris Puglisi, our Maintenance Supervisor is leaving Royal Park at the end of May. Chris started working 5 years ago at Royal Park in the maintenance dept. and worked his way up to supervisor.

If anyone had a problem or needed something done, Chris was there and tried to help in any way he could. I would like to thank Chris for his hard work, professionalism and loyalty to Royal Park Condominium.

Good Luck in Las Vega. I am sure you will be missed by many.

Harvey R. Ross, President

Please mail in your vote



Please mail in your vote

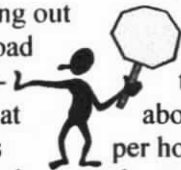


What is it going to take?

By Jim Armstrong

I usually take a walk around Royal Park in the evening after dinner for a little exercise. I have noticed lately that the speed of the vehicles is increasing dramatically! Have you noticed? We have a speed limit in Royal Park of 10 miles per hour. Does anyone follow it? I don't think so.

The other night, I was almost struck by a car coming out from the road by the main-tenance shed at about 30 miles per hour, right through the stop sign! What is it going to take? A



child, a senior, or a pedestrian being struck by a car? **This has to stop!** We have speed bumps located throughout the property to slow cars down, but that doesn't seem to work. We will soon have a fine system in our documents so that violators will be fined! That can get expensive and maybe it will slow down some of the people racing through our property. But what do we do in the meantime?

I am going to recommend to the Board that we change our single speed bumps to the new style "Multiple Speed Humps". In case you haven't driven over one yet, let me tell you it is quite an experience! Just try faster than 10-15 miles an hour! I am sure some will say that it causes damage to their vehicles. At more than 15 miles an hour it just might! But as long as we place warning signs, we are protected from nuisance claims that will follow.



We must be proactive and protect ourselves against those who have no consideration or respect for the residents of our community before disaster strikes.

C.O.P

The acronym is short for "Civilian Observe Patrol."

I am sure you have noticed the brightly painted sheriff patrol car around Royal Park. Well, thanks to this vehicle and the persons patrolling, crime in Royal Park is down to a virtual zero. This same factor applies to all of Oakland Park.

Call Bob O'Keon, at 954.717.9906 or George Seeley at 954.486.2418 for specifics regarding this volunteer service.

You will receive a distinctive cap and shirt with appropriate markings to wear while patrolling. All that is required from you is a minimum of four (4) hours per month. The patrol area, in addition to our condominium is the entire Oakland Park City. This, and an added attraction, will allow you to know our city better.

Don't wait, call now and arrangements will be made for you to attend an orientation class prior to your patrolling.



GARDENERS OF THE MONTH

Kudos to B.J. Moriarty and Barry Gill, both from Building 109.

We are lucky to have these fine people who take such pride in Royal Park, and keep their building and general area looking good. But they are not alone, as other residents make great efforts to keep their buildings looking extra nice. I do wish to stress though, please run your garden intentions by the office for approval before you start. We cannot have any more ficus hedges or ficus trees, ficus should only remain in pots. Same with Sheffalara or Umbrella trees, these are invasive, non-native type trees. The city allows us to remove them, as we recently did in front of 107. The roots were unbelievable and it was a huge job removing them. Rubber trees are bad if planted to close to a building and our men will have to remove them.

Annual flowers such as impatiens, which unfortunately only grow in the winter, since they do not tolerate the summer heat, are fine and look lovely with their abundant colors. If you plant flowers, remember you must nurture and tend to them.

Thanks to all of you who help beautify Royal Park, or just generally help clean up areas where some folks throw candy wrapper, soda cans, beer bottles, chicken bones, McDonald wrappers, gum, guest passes, receipts, whatever. Recently, someone even changed the oil in their car in our parking lot, leaving behind a mess. Our property values have greatly increased and we must keep up the property to encourage and maintain these bigger values.

I went to the City Meeting recently regarding the flooding that occurs at Royal Park's entrance and they have a plan in place and will begin work in the next few months. They are installing a lift station, or pump underground on 39th Street so it will not be offensive to us and we will only hear it when the pump is required to run. They will pump the floodwater into the lakes across the road.

In addition, the Park across from us will be upgraded and a dog park will be built, east of us, on 38th, where the Police practice shooting range used to be. It is going to be quite lovely, another asset to Royal Park.

Barbara Carlon, Secretary.



City Liaison, Brian Dassler

Residents are invited to com- the dog park that will be on the old Oakland Park's Main Street project way and Dixie Highway.



ment on the plan for Royal Palm Park and shooting range. Work is continuing on and on 38th Street between Federal High-