

# Royal Park Newsletter

Volume 2, Issue 3

June/July/August 2016

## Hurricane 2016: Tracking the Storm

### Special Articles of Interest

- Hurricane 2016
- Robo-Calls
- Treasurer's corner
- Resident Spotlight
- "Horror" cane stories



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### HURRICANE NAMES

#### 2016:

- Alex
- Bonnie
- Colin
- Danielle
- Earl
- Fiona
- Gaston
- Hermine
- Ian
- Julia
- Karl
- Lisa
- Matthew
- Nicole
- Otto
- Paula
- Richard
- Shary
- Tobias
- Virginie
- Walter

Once again the list seems to have been drawn from many of Royal Park's residents, so if that particular hurricane hits we know who to blame or who's

door to knock for help!

### SAFIR-SIMPSON SCALE:

Hurricane	Wind Speed
Category 1	74-85MPH
Category 2	96-110MPH
Category 3	111-130MPH
Category 4	131-155 MPH
Category 5	155+MPH

### HURRICANE JARGON:

**TROPICAL WAVE:** A cluster of clouds and/or thunderstorms without significant circulation and generally moving from east to west through the tropics.

**TROPICAL DEPRESSION:** A cluster of clouds and/or thunderstorms without a center of circulation & sustained wind speeds of < 39 mph.

**TROPICAL STORM:** An organized system of strong thunderstorms with top sustained winds of 39-73 mph. Tropical storms can fast develop into hurri-

cans.

Storms are named when they reach tropical storm strength.



### HURRICANE:

An intense tropical weather system of sustained wind-speed of 74mph or higher.

**HURRICANE EYE:** The center of the hurricane. Wind and rain may stop for periods ranging from a few minutes to more than an hour. After the eye passes, the hurricane will pick up again from the opposite direction, often with greater force than before.

*Continued on page 4.....*

### CALLS-TO-CASH: Turning the Tables on Telemarketers

In the last five years, 70% of all consumer complaints received by the Federal Communication Commission (the "FCC") were made by individuals receiving annoying, unwanted, and intrusive calls on their home or cellular phones from a company using either an automated dialing system or some type of pre-recorded message. Regardless of whether it is a pre-recorded message or a call that was made using an auto-dialer, these calls are referred to as "Robo-Calls."

*But, who cares? What does an individual gain by reporting a company to the FCC?*

The answer is, unfortunately, largely nothing. However, there are other, more satisfying and effective, options.

*....continued on page 4*

# Royal Park Notice Board

## New Laundry Machines

Please be courteous of your neighbors and do not use top loaders for pillows, comforters or anything with any type of loose filler as this will clog the pumps and machines will not drain. We already had to replace a few parts on the new machines. Anyone caught washing these items will be subject to a cost for repairing the machine. Please take your Pet Beds, Car Mats (etc) to a public laundry mat.

RESIDENTS CAN STILL EXCHANGE THE OLD LAUNDRY CARDS WITH NEW ONES BY BRINGING THEM TO THE OFFICE

*The Manager*

## Seeking Volunteers

For the Rules & Regulations Fining Committee

To Update Rules & Regulations Committee.

For Building Reps and Co-Reps.

To distribute the Newsletter in their building.

Please call the Condo Office:  
954-739-6300 to register your name  
or email [rpmanager@rpcondos.com](mailto:rpmanager@rpcondos.com)

## Royal Park Condo Office Hour

Monday - Friday  
9:00 am - 5:00 pm

Closed for Lunch:  
12:30 - 1:30 pm

Second Saturday of each month  
8:00 am - 12:00 noon

## Attention Residents

PLEASE NOTE IF YOU HAVE LARGE OR HEAVY ITEMS THAT CANNOT BE LEFT IN THE TRASH ROOM LIKE OLD FURNITURE & APPLIANCES ETC. THEN YOU MUST TAKE IT TO THE FENCED AREA IN FRONT OF BUILDING 117 NEXT TO THE MAINTENANCE SHED

## WELCOME !

To our New Office  
Manager  
**Betty Ann Reed**



## Royal Park Newsletter

June/July/August 2016 issue

Editor: **Naim Naqi**  
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## Property Manager's Report

Dear Royal Park Residents:

Below are repairs that were done under my management that were neglected for years. I just had a resident argue with me about not doing anything. I think Royal Park looks a lot better than 2 years ago.

We had all of the main roofs maintenance. The maintenance consists of clearing all of the roof gutters so rain-water can properly drain from the roofs. Some roofs have had additional work which required some patching, repairs to the A/C goose-necks and we will continue the roof maintenance to avoid having to replace the entire roof. If we continue to follow basic maintenance proce-

dures, we can preserve our roofs for possibly several more years.

Elevator electrical room door are self-locking.

Garbage rooms have had fire preventative guillotines installed as required by fire code.

Dumpster room ramps repaired and painted.

New ramps have been completed in buildings 108, 109 and 111.

Caulked and installed new gutters to storage and laundry roofs.

Storage room doors were either repaired or installed new.

Posted tow away signs, so that we can tow cars that don't belong at Royal Park.

First floor Electrical room: replaced door with fire rated ones, seal and fire proof all wall penetrations and provide smoke detectors from existing fire alarm system.

Laundry room doors either repaired or replaced.

Elevator cabins are greased once a week

First floor by fire panels = repaired stucco.

Scrub elevator cab vents and deodorizer on top of ceiling panels

Laundry and storage roofs have been cleaned and re-done and will be painted on all of the buildings.

All 8 exterior electrical outlets on all floors were changed to GFI.

All expansion joints were repaired on all floors.

Repaired seawall by the main clubhouse.

Replacing the entire irrigation system, including new pump and electrical panel.

FPL Transformer: battled FPL for a couple of months and finally had them replace 3 transformers including lifting the tilted transformer between 105 and 106.

Third floor Electrical room: replaced door with fire rated ones, seal and fire proof all wall penetrations and provide smoke detectors from existing fire alarm system.

All trash rooms were painted and changed or repaired all of the trash chutes. Also Tented the Clubhouse for termites.

Passed the 40 Year Recertification and had it listed with the state.

Waived the Fire Sprinkler Retrofitting and had it listed with the DBPR.

Repaired all of the elevators outside phone lines, all of them were exposed to the weather and animals creating problems.

Installed new Comcast lines to the guard gate. The old internet lines that were there before had many problems communicating with the office.

Furthermore, we updated all the camera systems, recorders in the gatehouse, clubhouse and the office.

**Saved thousands of dollars on projects that were needed at Royal Park.**

**This is only the beginning as there is a lot of work here at Royal Park !**

Thank you

### Armando Meneses, LCAM

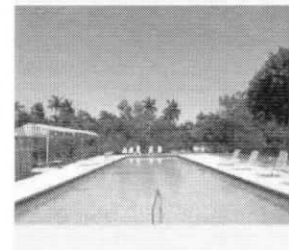
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Royal Park Condominium  
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## CALLS-TO-CASH



My name is Jibrael Hindi, and as many of you know, I am currently seated as a member of Royal Park's Board of Directors. Outside of my role within this community, I am an attorney with a heavy concentration in consumer protection law. During my day-job as an attorney I utilize a few interesting and beneficial federal laws that, for the most part, are unknown to the vast majority of citizens. In this brief article I seek to educate you on one such law, namely, the Telephone Consumer Protection Act, or as it is more commonly known, the "TCPA."

At its very heart, the TCPA is designed to protect individuals from annoying, unwanted, and/or intrusive calls, specifically, Robo-Calls. Most importantly, however, what most people do not know, is that, under the TCPA, a company that "Robo-Calls" an individual *without first obtaining that individual's express consent* is required to pay **the individual up to \$1,500.00 per-call.**

While other exceptions can apply, whether an individual is entitled to compensation under the TCPA depends largely on two questions: (1) Was the call a Robo-Call; and (2) Did the individual consent to being Robo-Called?

First, Robo-Calls come in all shapes and size, but generally speaking, almost every established company uses an automated dialing system for any and all calls placed by the company. Thus, almost any call an individual receives from a recognizable origination qualify as a Robo-Call.

Second, an individual must *expressly consent* to being Robo-Called. Put differently, the company Robo-Calling an individual must have that individual's explicit permission to do so. Oddly enough, the question of consent can be complicated. This is because most agreements and/or contracts individuals enter into, whether it be when opening a credit card or filling a prescription, require individuals to consent to being Robo-Called. Yet, an individual can always *revoke* consent by verbally telling the company to simply "stop calling me."

To illustrate, I recently had a client who obtained a new cell phone number four years ago. This "new" number, however, was formerly owned by an individual that was being targeted by debt collectors. Over the course of a few months, my client received *hundreds* of calls from a specific debt collector of the former owner of my client's phone number; my client pleaded with the company to stop calling. They ignored my client's demands. Under these facts, the question of "consent" was clearly not an issue, and after my firm became involved, my client walked away with a six-figure settlement. This is not a rare recovery, six and seven figure awards are actually common in the realm of TCPA litigation.

I have yet to meet a prospective client that is aware of the TCPA and its ability to turn the tables on ruthless companies that have no consideration for our privacy and right to be left alone. I estimate that at least 80% of Americans have a viable TCPA claim. In my opinion, making these companies pay-up is the only way to hit them where it hurts which will in turn hopefully force them to stop breaking the law and start recognizing our rights.

If you would like more information on the TCPA please feel free to call me or email me.

**Jibrael S. Hindi , Attorney**

**Phone: 954-907-1136**

**email: [jibrael@jibraellaw.com](mailto:jibrael@jibraellaw.com)**



..... continued from page 1

## HURRICANE 2016

**HURRICANE WATCH:** Hurricane conditions are possible in the specified area of the watch, usually within 36 hours.

**HURRICANE WARNING:** Hurricane conditions are expected in the specified area of the warning within 24 hours. Complete all storm preparations and immediately follow local emergency management official's advice about evacuations in dangerous or low-lying locations.

**This ongoing Atlantic hurricane** season is expected to be near historical averages.

A total of 15 named storms, 6 hurricanes and 2 major hurricanes are expected this season, according to the forecast prepared by CSU (Colorado State University). The CSU outlook is based on a combination of 29 years of statistical predictors, combined with analog seasons exhibiting similar features of sea-level pressure and sea-surface temperatures in the Atlantic and eastern Pacific Oceans.

The two main factors that CSU expects will lead to the near average season are the "potential development of a weak La Nina and cooler-than-normal far North Atlantic sea surface temperatures."



## Treasurer's Corner: Yvonne Hepler

Dear Residents/Owners

On behalf of the Royal Park Board of Directors, we would like to thank everyone who voted in this most recent election. Out of 671 units 337 residents took time to vote. This represents approximately 50% of Royal Park Owners. In each of the elections I have been involved with, approximately 250 to 300 residents participate. Why Royal Park needs the other 50% of the votes, and the community's involvement is the topic I would like to discuss.

It's no secret that my husband and I no longer reside in Royal Park. Some residents have used this to express their concern over my having a position on the Board. Is my interest not the same as an owner who lives here? Is it any different than owners

who reside in other countries and are only at Royal Park part of the time? The answer is a resounding NO. My commitment to Royal Park is not any less than an owner who resides here. In fact, as the Treasurer, I spend over 20 hours a week in the office working with the Property Manager, fellow Board Members, Attorney, Bookkeeper and the Accountant to ensure that each and every one of your investments are secured. My goal is to see that Royal Park thrives financially and continues to be a safe and attractive community to live in. I don't just hold the title "Treasurer" I take my fiduciary responsibility seriously.

Last year we established a Budget Committee which consisted of fellow residents who have taken their time to volunteer to assist the Board

with the Budget. This committee has worked diligently to make financially sound decisions that impact our community. I would like to thank them personally, they are Samantha Spencer, John Byrne, and Walter Wilt-Wright.

. The meetings are posted on the bulletin boards in every building. If you would like to know how your maintenance payments are working for you, I encourage you to attend these meetings. If you would like to play a role in the financial aspects of Royal Park, I again encourage you to attend. You will learn about our community, our strengths, opportunities and what it takes to run this community effectively.

Whenever I am approached by a resident, inevitably I am asked, are our maintenance fees going to increase, will there be an assessment? No one wants an increase in their maintenance or an assessment. When I ask do you come to the meetings, do you vote? The great majority of the time the answer is No. Every Board meeting consists of the same dozen or so residents.

No one seems to have the time to attend the meetings or vote. How can our community thrive, if so many of you are not actively involv-

ed? Residents complain about other residents/renters breaking the rule. They want the Board to enforce the rules. How can we act if no one wants to volunteer to participate on the fining committee? Residents want the Board to change the rules and regulations, but again no one wants to participate in the committee to make these changes a reality. Pat Blank a long time resident has devoted her time to Royal Park, she has worked diligently to recruit building representatives, but only a few owners are willing to volunteer. I understand that there are some owners who for valid

reasons would like to participate but can't. I also recognized that many of our long time owners have participated in the past. Royal Park needs your involvement!

Each day demands are made of the Board and office staff, but we are only 8 people in this community. We need more of you to help make Royal Park the best it can be.

We need to have meetings where more than just a handful of people show up. We need to have committees run by volunteer residents.

We need your involvement!

"Community" can be defined as a feeling of fellowship with others, as a result of sharing common attitudes, interest and goals. I would like to see Royal Park residents embrace this definition.

To our long term residents and our recent residents, your home in Royal Park is not only your sanctuary. It also is an investment. Think of Royal Park as a bank. Would you put your hard earned money in the bank and entrust 8 people to man-

-age it? Royal Park deserves a Board that consists of more than 5 QUALIFIED individuals. The community should have building representatives who are willing to meet once a month to maintain this community at a level the owners deserve.

Royal Park should have an income criteria for owners and renters, to ensure that we are collecting as close to 100% of our maintenance fees.

Get involved, vote, join committees

and make time to attend the meetings. To those 334 who did not vote, please take the time to do so in future elections. Your investments/homes should matter to you. I wish Royal Park much success and thank each and every one of you who voted for me.

2017 is right around the corner. There are many opportunities for Royal Park but only if you make it a point to get involved. I hope to see more of you at the meetings!

## Royal Park Resident Spot Light

by Mark Eagle

**Trish Moder** has been a Royal Park resident for five years. She initially rented one of the bank owned properties that the association was managing and when that one sold she bought her one place in building 108. Her daughter Corrine is also a resident owner at Royal Park and has lived here for at least ten years. Ever since purchasing her own place here she has been working on renovating it to make it her own slice of South Florida Paradise.



Originally from Hicksville New York on Long Island friends of hers were also friends with Billy Joel who grew up just a few blocks from her parents home. Some of Billy Joel's lyrics include neighborhood places that Trish also used to go. When Trish was growing up she loved listening to music. In fact she attended several concerts including The Allman Brothers, The Rolling Stones, Paul Revere and the Raiders and The Four Seasons.

She wanted to go to Woodstock but her father put his foot down and said no. Perhaps her most exciting concert that she attended was The Beatles first American appearance at Shea Stadium in Queens NY back on August 15, 1964. Trish's father who was a fire man insisted on chaperoning her and she fondly recalls that he was friends with the fireman who was assigned that night to protect the Fab Four and Trish was able to get pictures of them from up close. I was only five years old myself and remember watching on the news with my family the scene from our home just a few miles away with all these teenage girls screaming and fainting at the sight of the British Rock Group sensation from across the pond. Who knows. Maybe Trish was one of those screaming girls I saw on TV that night over fifty years ago.

Since those halcyon days of Trish's youth she has had many experiences that took her far and wide. Trish moved to Lake Tahoe NV in 1976 where she met and fell in love with her then husband and they had one daughter Corrine. She still loves Lake Tahoe and has made several trips back.

Trish spent the next 40 years as a licensed hairdresser first in Nevada and then in New York, Hollywood, Orlando and Jacksonville Florida until she finally settled down here in our beautiful community.

Trish has a strong sense of faith in God which she attributes to getting her through the good times as well as the bad. Her dog Jake who passed four years ago at age 16 was a constant companion and travel buddy. She joked about how close friends would refer to Jake as her husband since one night when Jake tried to tell Trish in doggie talk that it was time for bed and she should get into bed with her.

Trish and Corrine's love for pets lead them to starting their own pet sitting and walking business a couple of years ago. That is how L&J Pet care came to be. Corrine who is also a Realtor loves working with her mom in what is truly a labor of love for both of them. If you see Trish around be sure to say hello to her because she is just one more resident who epitomizes what Royal Park is all about, a community of caring people.

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**Royal Park resident & a trustworthy neighbor**

**bhaag1158@gmail.com**



### In Memoriam

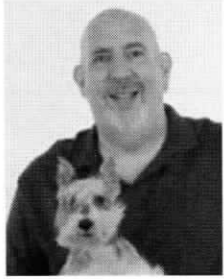


**Michael Milanese  
(Mickey)**

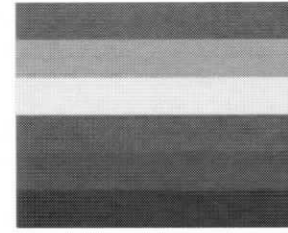
**August 7, 2016 Building 105**

**Will be fondly missed by his children  
Laurie & John**

**Family & friends particularly  
By Michele & David Pesek  
& Naim Naqi**




  
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## Pat Blank's "Horror"- Cane Stories



One memorable hurricane (of many) while living at Royal Park arrived in August of 1992. It was Hurricane **ANDREW**, quickly forming in the Bahamas and reaching southeast Florida late Sunday evening, August 24<sup>th</sup>. We all prepared for the worst, even getting out of town. High winds continued all night and upon waking, we heard the good news that it mainly missed Ft. Lauderdale, but did total devastation further south, in Homestead, Florida City, & Homestead Air Force Base. There were 15 deaths and it took about five years for the base (and of course the cities) to be rebuilt.

After securing my unit in 107-1E, by taking in plants & furniture from my patio and getting everything off the floor and onto the bed, and tables, I locked up and got out of town...all the way to Pompano Beach to stay with friends in their more secure home. Before driving north, I stopped at my office where I worked and placed my computer from the floor onto the desk. My friends and I went to bed late, got up early, to good news that the storm had missed us. We drove down A1A and saw minimal damage (lots of sand on the road & fallen trees). Two deaths in total records show.

Another hurricane scare came Thursday, 8/25/2005, a category one. Hurricane **Katrina** was approaching from the ocean, aiming right for Oakland Park Blvd., the TV said. I was now in 102-3F and was having dinner with a friend in 103 3A when the electricity went off....and stayed off until Sunday night, about 6 p.m. Luckily we had water and could use our landlines. As I walked up the stairs to the third floor, my next door neighbor, William in 3E and Ray in 4E were sitting on the catwalk drinking beer, and talking. I asked to join them and thus began the best (and only) hurricane party we've had. About 10 other unit owners joined us and we stayed there until about 1:00 a.m. before going back into our dark, HOT condos. The wind and rains were swirling around the complex but we were a bit protected as our catwalk was facing west and the winds were coming from the east. Little did we know what was about to happen three days later, in New Orleans and Mississippi.

Katrina hugged the southern part of Florida, curling around the Everglades, strengthening into a massive hurricane #5, going thru the Yucatan before reaching Louisiana on Monday 8/29. I kept up to date with family in the north, via land phones only, for news, as we had no TV or radio. On Sunday evening, after making a hot but simple meal for 3 of my neighbors, using sterno cans for cooking on a small skillet, our electricity returned. Soon after, everyone went back home.

The final big hurricane (10/24/2005) approached us 2 months later, from Naples, FL at 0630. **WILMA** lasted 5 hrs. till 11:30 a.m. and it was very scary. Two doors down, Karen, in 3H, had her bedroom windows blown out. She called me on her cell to come help hold her sliding door in place. "I can't get out my front door. The wind is too strong." So, Jon in 1G, and Hugh, her boyfriend, rescued her from the unit.. Many RP owners had huge amounts of damage. I had a faulty shutter, pushed off the track, at a cost of \$40. I was lucky. The electricity remained off for eight days. Halloween was extra spooky. The entire county was shut down. No trains, no I-95 noise, no lights, no real functioning Publix for 3 days (when ice/water/food came). For many weeks, all street lamps remained out and driving at night w/o traffic lights was tough. Trying to turn onto your own streets without landmarks in view was a real challenge. So, let's pray for a nice, quiet summer & fall.

**Pat Blank**

### Care Giver Services

**Mature, responsible, caregiver with experience seeking a job to take care of residents who are in need of assistance with daily chores including doctor's appointments & shopping & other assigned duties.**

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**954-632-8693**

References available  
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