

The Royal Park Post

The Official Newsletter of Royal Park Condominiums - Oakland Park, FL

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Contents

.....
President's Message

Manager's Report

Elevator Modernization

Committee Reports

Treasurer's Report

Royal Park Rules to Remember

Bicycle Closets

Royal Park Social Club

Bulk & Recycling Reminders



Photo: Michael Murphy Photography, 109-4B

President's Message

I'm not a stranger to what the complex needs to move ahead since I have been on the board the past 4 years. We were completing the sealcoating of the parking lot when the election took place. I have to admit it looks good. Some residents have showed concern for a few of the speed bumps we put in. Speed limit in the complex is 10 miles an hour. If you go the speed limit the speed bumps won't seem so bad, so slow down.

We are in a good position. We have office staff, maintenance and cleaning staff that are the best and we couldn't do any better.

Some great news is that we paid off the loan we took out for the 40-year inspection. Our plan is to secure another loan for the new elevators. We are still going over the bids to find the company that best fits our needs.

We also have to make additional repairs to the lift station at a cost of \$20,000.00. Please do not put anything down the toilet other than

President's Message continued...

toilet paper. It costs the complex a lot of money every time we have to have the lift station serviced. **NO WETWIPES!**

We are going to modernize our office software at the office and gatehouse. Thanks to our Treasurer/ Secretary Tommy Forcella for researching the software companies.

One of the first things I was asked after the election was to keep the Landscaping company. I plan on keeping them. They are doing a great job.

I can't close without saying thank you for all your support when I lost my husband Greg last month. All the support you showed me was really appreciated.

Elevator Modernization

A committee will be formed to assist in the selection of new elevator interiors. We have multiple bids, but some need to be updated as they did not include all aspects of the project. The goal is to obtain a loan as we did with the 40-year inspection repairs, which would be bundled into the regular maintenance payment, as opposed to a Special Assessment. Our attorney has advised us that we must obtain a mechanical engineer's report stating that replacement of the elevators is needed for safety of residents and proper operation. Otherwise, the Association must obtain owner approval with 50% +1 of all owners consenting to the replacement. If the project is not supported by experts, then neither the Board or the attorney can confirm to a lender that the Board has the authority to secure a loan. Therefore, if not cost prohibitive, a mechanical engineer will be coming to assess our elevators.

Manager's Report

Installed car bumper heads and nailing them in place.

Working on Elevator Proposals to get this started no later than June 2022.

Pressure washing all buildings; side and backs.

Pressure cleaning and painting all catwalks, please use caution.

Painting and or replacing all common doors all around the property.

The roofs to the Laundry and storage rooms are being cleaned and painted with silicone for added protection, now we are up to building 116.

Painted and cleaned all of front entrance guard rail and sidewalk ends.

Southern Chute has come in to replace some discharge doors (Garbage chute) and also some building door chutes. This will be an ongoing repair.

Repaired all the Top Soil Stacks on the roofs, this is caused by plumbers snaking lines for years.

We have repaired the wall on one side of the Clubhouse. Will need further repair along with cement work on the pool decks.

Maintenance will be pressure cleaning all the canopies.

A resident was hit by a speeding car by building 114, a dog was killed by building 121. Please use caution when driving and obey the 10 miles an hour speed limit. We have installed Speed Bumps in needed places and monitor the cars that are speeding.

Committee Reports

The Walk-Thru Committee



Building 104 - Landscaping: Tom Camacho, Photo: Tommy Forcella

What is The Walk-Thru Committee?

This Committee is run by volunteers who are highly interested in maintaining our living areas. We walk thru the Buildings and discover what needs maintenance, repair, or replacement.

What do we do?

The Committee Meets to determine the focus of the Walk Thru and resident input is taken into consideration for the inspection. Once that is determined, we break the number of buildings down and each person/s Volunteers which building/s to inspect. A checklist is used for each member to write their findings and for anything serious, a picture is taken. The members then send their Template in to the Director – Walk Thru Committee Chair whom combines them into one final report. The Walk Thru Report is sent to the Property Manager for Staff work assignments or outside Vendors and each Board Member is copied in the Report. It should be noted that larger expensive items need to be approved because it is paid for out of the Budget.

When do we meet?

The Committee usually meets 3 or 4 times a year, usually after Board Meetings within two weeks.

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Who can join?

Residents of Royal Park both Owners and Renters may Volunteer. The Committee Meetings take less than 1 hour and the actual Walk Thru takes less than 1 hour per building.

How to join:

Send an email to the Walk Thru Committee Chair, Jimmy Perigny at director@rpcondos.com.

This is your opportunity to give your input into making Royal Park Condo Apartments a better place to live. *Jimmy Perigny*
- Director, Chair Walk-Thru Committee

Treasurer's Report

The December 2021 YTD Financial Reports have been posted to the Owner's Portal on our website. The report shows we came in under budget and had increases in revenues from Applications & Estoppels related to increased unit sales.

While overall we adhered to our budget line items, there were significant overages in Repairs & Maintenance costs for the Clubhouse, Electrical, Gatehouse, Golf Carts, Irrigation, Lift Stations, Plumbing, Pools, and Roofs.

Repairs for other items which came in under budget allowed for money to be reallocated to cover the increased costs. In 2021, for the first time since 2016 we were under budget for Water & Sewer by \$35,000 or 6%.

Moving into 2022, Royal Park will be making improvements to our buildings and to our management processes. New options will be available to owners for communicating with the Front Office and Front Gate. Following are some highlights of things in the works or planned for 2022. *continued on page 5...*

Treasurer's Report continued...

Condo Management & Front Gate Software

- The condo management software in use at the Front Office no longer syncs with the Security Gate software. Owner & Visitor information is no longer synced between the two systems. Replacement of both are planned for this year. The new systems are Cloud-based and offer not only better management and reporting, but provides owners with the ability to use their computer or phones to interact with their account, submit work orders, add visitors, and pay their maintenance fees.

The Lift Station - Extensive clean outs and unexpected emergency repairs. We have a new company that now includes a monthly clean out in our monthly fee. In addition, an overhaul of the entire electrical system for the lift station must be done. The cost for this repair is \$20,000.

Elevator Modernization - As we all know too well, our elevators are in need of replacement and repairs. This is all likelihood a \$2.5 Million + Project. It is much more involved than our 40-year maintenance inspection due to the technicality and new city ordinances regulating elevators. If you'd like to serve on this committee, contact the Front Office.

Insurance - The Association dropped our Flood Insurance in late 2021 as the FEMA Maps were updated and we are no longer required to carry it. Our other insurance policies are valid through May 2022 and November 2022. We can expect more increases each year moving forward. We will be obtaining multiple quotes for policy renewals.

In closing, I'd like to remind everyone that our financials are uploaded to our website in the Owner's Portal.



Photo: Tommy Forcella, 104-4E

Royal Park Rules to Remember

- ◆ Dogs are not permitted in the pool areas or clubhouse at any time.
- ◆ Do not flush wet wipes, diapers, paper towels, or anything else down the toilets.
- ◆ No construction work is ever permitted on the catwalks. All work must be done within the confines of your unit.
- ◆ Bulk trash should not be put in the building dumpsters. That includes furniture, electronics, and construction debris.
- ◆ All food waste must be in plastic bags before putting in the dumpsters. Failure to do so attracts bugs.
- ◆ The posted speed limit is 10 mph.
- ◆ Do not hold the elevator doors more than 30 seconds. They will shut down if held open too long.
- ◆ All work orders and complaints are to be reported to the Front Office, not individual Board Members.
- ◆ Any vehicle must have valid registration or it will be towed at the owner's expense.
- ◆ Use headphones or ear buds at the pool if listening to music.

Royal Park Social Club

The social club met to discuss various activities for Royal Park. Bingo will start on Thursday, April 21st at 6:30. All are welcome to attend in the clubhouse. We're looking for some volunteers to help out. Please contact Kim Sullivan if you're interested.

On May 14th, our annual "Clean out Your Closet" garage sale will be held in the clubhouse from 9:00-2:00. Call Kim to reserve your table \$5.00.

Upcoming ideas such as scrabble, chess, Mahjong, etc. will be on the table for the next social club meeting.

Contact Kim Sullivan at 203-558-7569.

Bulk Trash Area & Recycling

Please slide the gate completely open and put bulk trash as far back as possible.

Be considerate and do not throw furniture in the front as it blocks access to the rest of the area.

Moving forward, due to the increased amount of bulk items, an additional monthly pickup will be done at the end of the month when needed.

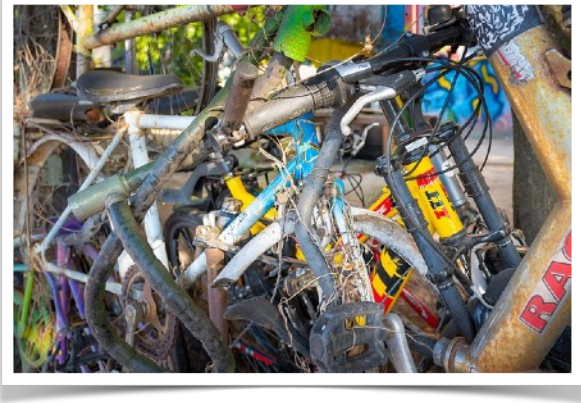


We still have a problem with plastic bags and other non-recyclable items in our recycle bins.

We will lose our contract for disposal and our trash costs will increase.

Items that should never be put in the recycle bins:

Broken glass, window or mirror glass, pie tins, plate glass, light bulbs, used oil containers, plastic bags or wrapping, tin foil, styrofoam, aerosol cans, batteries, toys, hoses, carpeting, clothes, dishes, paper plates, electronics, juice pouches, pizza boxes, hazardous material containers, animal waste, yard debris, tires, or garbage.



Bicycle Closets

The bicycle closets on the 2nd and 4th floors of each building are very full. Most of have flat tires, rusted parts, and lots of dust. Many have likely been abandoned or forgotten from residents who have moved.

We've taken a rough inventory of each closet noted with minimal identification information (i.e., type, color, condition).

We ask that owners tag their bicycles with an ID tag of some type with last name and building/unit number.

In the coming months, we will be going through all the closets and removing any bicycle not market with a building/unit and name tag. These bicycles will be donated to Carvelle Bikes at the Wilton Collective in Wilton Manors. They will come pick them up at no charge to Royal Park, then repaired and donated.

Notices will be put on all the buildings and on our website prior to removal.

We are also considering creating a Bicycle Register so we can keep track moving forward and remind people moving to remove their bikes before they leave.

Finally, please do not lock your bicycles to the electrical conduits or the water pipes in these closets.