
Royal Park Condominium Apartments, Inc

TO: All Owners

RE: 2024 Annual Membership Meeting and Election of the Board of Directors

Please review all enclosed material carefully. Many forms have been revised or updated including new envelopes introduced last year to be used to return your ballots.

The second notice for the Annual Meeting and Election of the Board of Directors along with two (2) forms, several candidate information sheets, a ballot and three (3) envelopes are enclosed in this mailing:

1. 2ND NOTICE OF THE ANNUAL MEETING AND ELECTION OF THE BOARD OF DIRECTORS.

On the front – information regarding the annual meeting and election of the Board of Directors
On the back – instructions for casting your ballot for the Board of Directors

2. GENERAL PROXY

It is intended to establish a quorum at the Annual Membership meeting. **It cannot be used to designate someone to cast your ballot for the Board of Directors.** Please complete it and return it to ensure we have a quorum at our Annual Meeting.

3. CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

This form is not required for units owned by a single individual or a married couple. In all other cases this certificate is required to designate who can cast a ballot for Directors. There are limits as to who can be designated. Please follow the detailed instructions on the back of the form.

4. CANDIDATE INFORMATION SHEETS

The Association is required to include in this mailing Candidate Information Sheets submitted timely by the eligible candidates. Please be advised that the Association has not participated in the preparation of such Candidate Information Sheets and does not endorse any candidate, individual or business, nor is it responsible for any of the information or misinformation which may be included in any of the Candidate Information Sheets. Further, the Association is not liable for their content. This is pursuant to Florida Statute Sections 718.112(2)(d)(2)4.a and Florida Administrative Code Section 61B-23.0021(7).

5. BALLOT FOR ELECTING DIRECTORS

Use this ballot to cast your votes for Directors. Vote for no more than five (5) candidates. Place the completed ballot in the Ballot Envelope. Then place the Ballot Envelope in the Return Ballot Envelope, seal it and complete the information required on the front. See the back of the 2nd Notice for more detailed instructions.

ENVELOPES

- 1. ❶ Ballot Envelope** – Once you vote your ballot, fold it, and place it in this envelope. Do not place anything else in this envelope. Seal it and place it in the **2** Return Ballot Envelope.
- 2. ❷ Return Ballot Envelope** – Do not put anything other than your **1** Ballot Envelope in this envelope. Seal it and complete the information on the outside.
- 3. ❸ Mailing Envelope** – for returning your **2** Return Ballot Envelope and any other paperwork either by mail or by dropping off at the office.

SECOND NOTICE OF DATE OF ANNUAL MEMBERSHIP MEETING AND BOARD OF DIRECTORS ELECTION OF ROYAL PARK CONDOMINIUM APARTMENTS, INC.

additionally includes procedures for casting your ballot for the Board of Directors, providing a General Proxy for the Annual Membership Meeting to be used other than voting for the Board of Directors and completing a Certificate of Appointment of Voting Representative (if necessary)

TO ALL MEMBERS:

On Monday, February 5, 2024 at 7:00 p.m., in the Royal Park Condominium Apartments Clubhouse, at 122 Royal Park Drive, Oakland Park, Florida, the Annual Membership Meeting of the Association will be held for the purpose of electing Directors and such other business as may lawfully be conducted. An identification of agenda items is as follows:

- | | |
|---|--|
| <ol style="list-style-type: none">1. Introduction of Election Committee2. Call for final Ballots.3. Election of Directors.4. Calling of the roll and certifying of proxies to establish a quorum.5. Proof of notice of meeting or waiver of notice. | <ol style="list-style-type: none">6. Reading and disposal of any unapproved minutes.7. Report of Officers.8. Reports of Committees.9. Unfinished Business.10. New Business.11. Adjournment. |
|---|--|

- Please note that, pursuant to Florida law, an open committee meeting may commence earlier on Monday, February 5, 2024, which shall currently be scheduled for 2:00 p.m., subject to timely posted notice of any change in time, for the sole purpose of checking the signatures and unit identification on the “**2** RETURN BALLOT ENVELOPE” against a list of qualified voters.
- An Organizational Meeting of the Board to elect Officers shall commence upon adjournment, although it may be determined by the new Board Members to hold such meeting at a later date.
- A majority of all Association members (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding the election of Directors.
- Also, a ballot for the election of Directors is enclosed, as well as the Information Sheets submitted by the candidates. The Association has not participated in the preparation of such Information Sheets and is not responsible for any of the statements made therein.

Additionally included with this mailing is:

1. Ballot Envelope
2. Return Ballot Envelope
3. Mailing Envelope
4. General Proxy (see form for use)
5. Certificate of Appointment of a Voting Representative (see form for use)

Voting Instructions on the reverse side

Dated: Wednesday, January 3, 2024

By Order of the Board of Directors.

VOTING INSTRUCTIONS FOR BOARD OF DIRECTORS ELECTION

1. Review the enclosed information sheets provided by the candidates and determine which candidates you wish to vote for. Using the enclosed ballot, vote for no more than five (5) candidates by marking the ballot with an “X” on the box next to the candidate’s name. Do not make any other markings on the ballot
2. Fold the Ballot and place it in the small envelope marked “❶ BALLOT ENVELOPE”. Do not place any other paper in this envelope. Only one (1) ballot per envelope is allowed. Seal the envelope.
3. Place the “❶ BALLOT ENVELOPE” in the “❷ RETURN BALLOT ENVELOPE” making sure that all of the information on the outside of the envelope is correct. More than one (1) “❶ BALLOT ENVELOPE” is allowed in each “❷ RETURN BALLOT ENVELOPE”, but the “❷ RETURN BALLOT ENVELOPE” must clearly indicate the units represented. **Do not place any other paper in this ❷ RETURN BALLOT ENVELOPE.** Seal the ❷ RETURN BALLOT ENVELOPE.
4. You can drop off your ballot and any additional paperwork to the office during regular business hours. You can drop your “❷ RETURN BALLOT ENVELOPE” in the ballot box located in the office directly yourself. Other paperwork (see Use of General Proxy and Certificate of Appointment of Voting Representative) must be turned in to the staff for processing.
5. If you are away from Royal Park Condos or cannot get to the office during business hours, you can mail your “❷ RETURN BALLOT ENVELOPE” and any other material (“GENERAL PROXY” and/or “CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE”) using the envelope provided that states “❸ MAILING ENVELOPE” under the return mailing address or by mailing it to the address under number three on the “❷ RETURN BALLOT ENVELOPE”
6. Finally, if you plan to attend the Annual Meeting, you may cast your ballot before the start of the meeting. Blank ballots will be available prior to the start of the meeting if you need one.
7. The ballot must be received by the Association, by mail or hand delivery, no later than Monday, February 5, 2024, before the start of the Annual Membership Meeting. At that time, the opening of the “❷ RETURN BALLOT ENVELOPES” commences, which is at start of the Annual Membership Meeting.

General Instructions

Do not return your “GENERAL PROXY” or your “VOTING CERTIFICATE” in the “❶ BALLOT ENVELOPE” or the “❷ RETURN BALLOT ENVELOPE” with your Ballot for this Election. If it is in either of these envelopes, it will not be effective for this Election. Hand it in separately or use the “❸ MAILING ENVELOPE”.

GENERAL PROXY

This General Proxy is to establish a quorum and voting on non-substantive matters for the Annual Membership Meeting. It is not for voting of the Board of Directors.

The undersigned, Certificate of Appointment of Voting Representative holder or owner of Building No. _____, Unit (Apartment) No. _____, of Royal Park Condominium Apartments, appoints one of the following:

(Check one)

_____(a) Secretary of the Association, OR

_____(b) _____(print name of proxy holder)

if (b) is checked, (write in the name of the proxy holder) as my proxy holder* to **attend** the Annual Membership Meeting of the Members of Royal Park Condominium Apartments, Inc., to be held on February 5, 2024, at 7:00 p.m., in the Royal Park Condominium Apartments Clubhouse, at 122 Royal Park Drive, Oakland Park, Florida.

_____ I authorize and instruct my proxy to use his or her best judgment on all other matters that properly come before the meeting and for which a general proxy may be used, and a limited proxy is not required.

Dated: _____, 20__

Print Name of Voting Representative /Owner**

Signature of Voting Representative/Owner

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy shall be deemed an appointment of the Secretary of the Association as your proxy holder.

**single unit owner or unit owned by spouses where a "Voting Certificate" is not required

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy holder above, hereby designates _____
to substitute for me in the proxy set forth above. Print Name of Substitute

Dated: _____, 20__

Signature of Proxy holder

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

More General Proxy Information on back

General Proxy Information

If you are unable to attend the Annual Membership Meeting and wish to submit a general proxy for establishing a quorum and voting on nonsubstantive matters, please note the following information about GENERAL PROXY:

1. A general proxy is for the purpose of appointing another person to
 - a. establish a quorum for the Annual Membership meeting and
 - b. to vote for you on non-substantive items

in case you are not able to attend the meeting. **It cannot be used to provide another person with the authority to vote for Board Candidates for you.** It must be signed by the holder of the Certificate of Appointment of Voting Representative (Voting Certificate) or owner (**single unit owner or unit owned by spouses where a “Voting Certificate” is not required) of the unit. As stated before, a general proxy **cannot** be used to vote upon substantive matters or vote for Board Candidates.

2. The proxy is submitted to the Association and must be received by the Association by the start of the Annual Membership Meeting. It can be hand delivered, either by you or by your proxy holder, or mailed to the Association at **Royal Park Condominium Apartments, Inc., 119 Royal Park Drive, #1A, Oakland Park, Florida 33309.**
3. If you appoint a proxy holder and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the annual membership meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It also may be assigned (substituted) by the person designated as the proxy holder to another person if they are unable to attend the annual membership meeting.

CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

(Voting Certificate)

**(This form is not a proxy and cannot not be used as such [F.S. 718.112(2)(d)4].
Please be sure to designate one of the joint owners of the unit,
not a third person, as the Voting Representative.)**

To the Secretary of Royal Park Condominium Apartments, Inc. (the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Royal Park Condominium Apartments Building _____, Unit (Apartment) No. _____ have designated

(Print name of voting representative): _____

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles, and the Bylaws of the Association. A Voting Certificate must be signed by all of the owners of the unit or the appropriate corporate officer of a corporate owner, all authorized signor(s) of a unit owned by a partnership, or of a unit owned by a Trust, or of an LLC owned unit.

The following examples illustrate the proper use of this Certificate:

1. Unit owned by John Jones only. No Voting Certificate required.
2. Unit owned by spouses, Bill and Mary Rose. Voting Certificate should designate either Bill or Mary as the voting representative (Not a Third Person).
3. Unit owned by John Doe, his brother, Jim Doe and their sister Mary Smith. Voting Certificate is required designating either John, Jim or Mary as the voting representative (Not a Third Person).
4. Unit owned by a corporation (i.e. ABC Inc.) a Voting Certificate must be filed designating an officer or employee entitled to vote, signed by the President or Vice President of the corporation and attested by the Secretary or Assistant Secretary of the corporation.

This Certificate is made pursuant to the Declaration and the Bylaws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED: _____, 202__ . SIGNED BY OWNERS:

Sign Name: _____
Print Name: _____
Title: _____

Sign Name: _____
Print Name: _____
Title: _____

Sign Name: _____
Print Name: _____
Title: _____

Sign Name: _____
Print Name: _____
Title: _____

This certificate is not required unless one has never been filed and the unit is owned by more than one owner, a Corporation, a LLC, or a Trust OR the owners as stated above wish to change their designee.

More Voting Certificate Information on the back

Use of a Certificate of Appointment of Voting Representative

A “VOTING CERTIFICATE” is to determine who the voting representative will be for your unit if your unit is owned by more than one person or a corporation. It needs to be filed only once, either when a unit has a new set of owners or if the designee changes. Please note the following information about “VOTING CERTIFICATES”:

1. A “VOTING CERTIFICATE” is for the purpose of establishing who is authorized to vote for a unit owned by more than one person (other than married spouses) or an entity. A “VOTING CERTIFICATE” is not needed if the unit is owned by only one person. If a unit is owned by married spouses they may, but are not required to, submit a “VOTING CERTIFICATE”.
2. A “VOTING CERTIFICATE” **is not a proxy and may not be used as such**. Only an owner or the appropriate corporate officer of a corporate owned unit, appropriate partner of a unit owned by a partnership owned unit, or appropriate trustee of a unit owned by a Trust may be named on a “VOTING CERTIFICATE”, not a third party.
3. A “VOTING CERTIFICATE” must be signed by **all** of the owners of the unit or the appropriate corporate officer of a corporate owned unit, authorized signor(s) of a unit owned by a partnership owned unit or of a unit owned by a Trust.
4. A “VOTING CERTIFICATE” is enclosed with Notices of the Annual Meeting, on our website and in the office for your use, if needed.

General Instructions

Do not return your “VOTING CERTIFICATE” in any BALLOT ENVELOPE with your Ballot for any Election. If it is in one of the BALLOT ENVELOPES, it will not be effective for that Election. Hand it in separately or use the separate MAILING ENVELOPE that is provided for the Annual Meeting.

Kay Ferrara

Hi Neighbors:

Royal Park Condos (RPC) has been my full time **HOME** for the past 35+ years and I have supported the community by

- Serving on the Budget Committee for several years and as the Chair for the 2023 Budget Committee.
- Serving on the Election Committee in updating the election documents,
- Organized & moderated the Board of Directors' Candidates Meet & Greet for two (2) years

Board Experience:

- Served as the Board Secretary for three (3) years and as the Chair of the local chapter for nine (9) years for a state-wide outdoor organization with a membership base of 5000 plus members. My duties included updating the administrative manual, writing operating procedures, and organizing & chairing meetings. I also organized and led many outdoor activities (hiking, camping, regional conferences, etc.) I am still involved in the organization on a local level.
- Served on the Board (Secretary and Treasurer) for four (4) years of a non-profit local mental health organization.

Employment background: includes Operations Manager of a local restaurant chain with 35 locations, Education Manager for two (2) national companies and Project Manager for two (2) architectural firms. Currently semi-retired.

Most of my working life has been in management of people and projects. Bringing people together to get the job done in a timely and efficient manner.

Education: Bachelor of Architecture and Associates of Art in Construction Management.

Goals: When I ran for the Board of Directors last year, my goals included providing the residents with better communication and transparency in facing the many challenges that were coming. I knew this would require multiple compartments. To create a foundation for information flow, the Board introduced a new property management software system (Condo Control). This system provided residents with a way to communicate and document issues, provide direct communication with the management and Board of Directors, resident's access to their account information, posting of announcements and events with expanded email notifications and text messaging, and enhanced property security with many more options to come. In addition, regularly scheduled Board meetings (3rd Monday of the month) with expanded agendas and welcomed community input. We continue to post notices to the website and on the building bulletin boards. This is only the beginning.

My goals relied on providing solid and clear leadership to handle those challenges. I believe that the current team of Board of Directors have and will continue to fulfill those goals. We still have many challenges to face especially financially with the new reserve statues taking effect, growing insurance costs and operating expenses driven by inflation, but with unrelenting strong leadership, I believe the current Board of Directors can keep this community growing with the lowest financial impact possible.

No one knows what is going to happen this coming year or beyond as we are all in uncharted waters. What I do know is that whatever happens I will be the strongest advocate for the residents to keep the costs down that are under the control of the Board while protecting your investment and laying the ground work for our future here at Royal Park. This is a great community, and I will continue my goals of providing communication, transparency, and strong and clear leadership hopefully with you as our partner in this endeavor.

December 2, 2023

To Owners & Management of Royal Park Condominiums:

Please let me introduce myself; my name is Dona Klein and I've resided in 121/4F as sole owner since 2015. I have an extensive background in hospitality sales, marketing and customer service. I am originally from Ohio but lived in California for 25 years until I relocated here in 2005 for the year-round warmth.

With my knowledge of all things lodging, I believe I would be a great fit to assist on the Board of Directors. I am used to anticipating renovations, repair, landscaping needs and I have the ability to work with everyone in getting projects accomplished. Locally, for 13.5 years, I worked in sales and the executive office at the Riverside Hotel on Las Olas. I presently work part time in customer service at BMW as I am semi-retired. I have the time to devote to resolving issues the Board may need.

I hope you will consider me and if you have any questions or concerns, please feel free to contact me at DKLA2000@msn.com.

Kind regards,



Dona Klein

Dear Residents of Royal Park,

I am pleased to announce my candidacy to represent each of you in the upcoming year. As a longstanding community member for the past six years and a dedicated Realtor with over 4.5 years of experience, I have had the privilege of assisting numerous individuals in navigating the intricacies of condominium transactions. This has taught me a lot about what boards should and should not be doing.

In light of my commitment to enhancing our community's governance, I have undertaken substantial training in anticipation of the forthcoming changes to Florida's condominium laws, notably outlined in Florida SB 154. I encourage those unfamiliar with these amendments to review the document for a comprehensive understanding that will contextualize my platform.

Under the new legislation, it is imperative that we achieve full funding for the 2025-2026 budget year. This imperative necessitates a proactive approach over the next two years to minimize waste and excess. The current reserve study underscores the imminent need for attention to significant components approaching the end of their life cycles—periods during which financial planning has been regrettably overlooked.

Observably, our annual funding announcements have escalated from under \$2,000 quarterly to an excess of \$4,000, reflecting a combination of underfunding, decreasing life spans, and the impact of inflation. Funds required for essential infrastructure such as seawalls, roofs, plumbing, and pools are expected to escalate unless immediate measures are taken.

As we navigate these challenges, the actions of our community and board of directors will play a pivotal role. My proposed platform is as follows:

1. Ensure that every contract undergoes a competitive bidding process involving a minimum of three contractors.
2. Address the inefficiency and cost associated with the security gate by exploring automated alternatives that may eliminate the need for full-time gate staff.
3. Prioritize education and communication, providing comprehensive information to owners and the board on condominium operations, upcoming laws, and day-to-day activities.
4. Enhance the maintenance ticket system through a thorough review, identifying areas of improvement to streamline the process.
5. Focus our future budget strictly on maintenance, health, and safety to align with new laws and reserve requirements, thereby reducing unnecessary expenditures.
6. Establish an environment conducive to the recruitment and retention of an onsite property manager.
7. Reinstate a monthly newsletter to improve communication and community engagement.

Your support for my candidacy for the Board of Directors in 2024 is greatly appreciated.

Sincerely,
Tim Krause, Realtor SRS
Candidate for Board of Directors, 2024

Donald Moore - Candidate For Royal Park Condo Board of Directors

Greetings Royal Park Owners. I have been on the board of two prior condo board of directors. I have been applying lessons learned from that experience at Royal Park. That we have a long list of deferred maintenance items is not news to any of us, but we are starting to make headway to address the deferred maintenance items. I am hoping to work with the board to build on this momentum in 2024.

2023 Accomplishments:

Condo Control management software. This software replaced our aging office software, and separate gatehouse software. In coordination with Tom Ferrase, the chair of the Budget and Finance Committee, we evaluated vendors, determined a migration plan, and rolled out Condo Control in early 2023. New features we didn't have in our prior software include adding visitors to Condo Control instead of needing to call the gate, a tracked Service Request feature, calendar of events, the ability to view your unit's ledger, classified ads, etc. In 2024 you will be able to rent the clubhouse via Condo Control. Also in 2024 we will start using Condo Control to send information via email rather than via paper mailing, which will save us thousands in postage and paper each year.

New Laundry machines coming in late Jan/Early Feb 2024. All our aging laundry machines will be replaced soon, at no cost to the owners. This is a managed service, where the vendor takes a cut of the revenue, but the vendor is solely responsible to repair and replace the machines. The new vendor has a 24 hour service level agreement to fix faulty machines during the week. No more going to the ATM then to the clubhouse to add credit to your laundry card. The new system has a phone app feature that functions much like Sun Pass.

Piloted light fixture replacement for the stairwell lights.. Nearly all of these light fixtures are from the 1970s, and a third of them are cracked and damaged. There is a sample of the proposed replacement fixture just outside the office, building 119. Replacement of all these lights is budgeted for 2024.

Clubhouse AC units on maintenance schedule and timers. The Clubhouse AC units were heating and cooling the building at night. This resulted in much wasted electricity. The AC units are now on scheduled thermostats to keep them from running when the building is closed at night. We have seen hundreds of dollars in monthly savings. There are more opportunities to save on electricity around Royal Park, which I am working on for 2024.

Some of the work I do for the association is behind the scenes, like setting up new computers for the office and gatehouse, updating the Royal Park website, and managing Condo Control.

Thank you for considering my candidacy to continue on the Royal Park Board of Directors.

Donald Moore



J. Javier Muniz

My name is Javier Muniz and after almost a year serving on Royal Park's board of Directors, I'm seeking reappointment for another term of leadership. I have lived at Royal Park for over 20 years and given my 17+ years' experience with vendors and contracts in the private industry, I am in a great position to contribute for another term.

If elected, I would like to continue making progress in moving our community forward through these tough and changing times. Due to prior years of property neglect, poor maintenance, and previous boards bad decisions, which included entering into contracts that were not beneficial for Royal Park, we are now faced with fixing, replacing and mitigating damages from these actions or non-actions. I am fully aware of the economic impact that some of these solutions and remedies are having on all of US residents, but we were left with very limited choices and must fix these mistakes, or it will only get worse for all of us.

Since being appointed to the Board I have made sure, for every contract with all vendors, to fully revise them and suggest changes to protect our interests and provide us with remedies and language to legally hold these vendors accountable for the products and services offered.

We need continuity of the work being done by the current board and not to revert to previous practices that led us to where we are today. The current board has been transparent, organized, initiative-taking and we make sure we fulfill our responsibilities in accordance with our current Bylaws and Articles of Incorporation as well as Florida State law. It will get better.

I look forward to continuing working with board members, volunteers, residents and the management team to make Royal Park Condominium a great place to live in.

Hi Royal Park Residents!



I am Michael Nicotera and am asking for your vote in the upcoming election for Board Membership at Royal Park. I will work hard, honestly, and diligently on your behalf, to ensure our community is being maintained in great shape and increases in value, while keeping our maintenance fees as low as possible! I have been Royal Park resident for 14 years. I currently serve as Secretary of the Board of Directors of Royal Park Condominiums.

My work encompasses being Broker Associate with Keller Williams Realty Professionals in Fort Lauderdale, where I head up Team Nicotera [see "Team Nicotera" on Facebook]. If you are interested in receiving real estate information, please see our website www.mnicotera.com or call our office at 954-306-8999. I am also the Business Manager of Team Furniture Sales and Marketing. The "Team" is a home furnishings rep group which represents twelve different furniture and home lines utilizing our organization of 10 reps. We sell to every major retailer in the state of Florida.

I was born in Wisconsin and graduated from Marquette University with an honors degree in English Literature and a minor in Chemistry. I was with Macy's for many years as Vice President of Merchandising both at their Pacific Coast, and Florida divisions. I also was Vice President of Merchandising and an officer of the company at Big Lots, Inc. in Columbus, Ohio where I managed a business with over \$625 million in annual revenue. I am a graduate of Oakland Park's *Local Government Academy* and serve as a member of the City of Oakland Park's Civil Service Board.

This year has been a great experience serving on the board of directors of Royal Park. We have tackled many overly complex and difficult issues. The board this year functioned truly as a team. We researched and reached the best decisions on serious and complex issues. In a team fashion we put into place a road map to get Royal Park where it needs to be both for the satisfaction of our owners, and to satisfy the stringent new state laws which govern condominium living.

Thank you for considering giving me your vote for my continued Board Membership here at Royal Park!

I wish you and your family a Happy and Healthy 2024!

All the best,

Michael "Mike" Nicotera
Owner and resident in building #112.

Andrew Wilkinson

Hi Neighbors,

I'm a current board member of Royal Park since August 2022, as acting treasurer. I've lived here since 2017 and I love to call this community my home. Our community is a "diamond in the rough". We are truly lucky and blessed to live here. The two prior treasures couldn't "cut it", well I believe I've proved myself as a contributing board member to our community. I'd like to continue working on the board and I'm committed to working with my fellow board members to discuss and choose those issues that require to be addressed first while also staying within our budget. I previously served on another board for a non-profit museum also representing them as their treasurer.

I'm currently retired but I am working in a part time position. I've worked as a corporate tax accountant for 40 years. Mainly preparing corporate tax returns for major fortune 500 companies both in NYC and South Florida. I've lived in south Florida for 19 years. My professional degrees are a Bachelor of Science in Accounting as well as a Masters in Taxation from Seton Hall University.

I've served on multiple committees prior to being selected to the board which includes the Building Walk Thru Committee, Elevator Committee, Budget Committee, Fining Committee.

Working on our budget this year was very challenging. Many of our expenses increased here in our community, insurance, utilities, service contracts etc. You as owners are well aware of price increases when you are shopping for groceries or getting gas for your vehicle. The last few years have been challenging for all of us. Our budget committee was very transparent this year since we had multiple open meetings for the community to discuss what makes up our budget. I worked many hours to help develop our final budget as a team. Many of our budget increases are being driven by the insurance companies as well as the Florida Senate by enacting new legislature through Senate Bill SB-4D. This bill is affecting how condominiums fund their structural reserves currently proposed to fully fund our reserves by January 1, 2026. I would like to propose having a town hall meeting with local and state representatives to attend at Royal Park a special meeting to discuss this bill and listen to questions from our community with regards to structural reserve funding as well as our higher insurance premiums for property insurance.

I would also like to see some more social gathering where residents could meet their neighbors. Let's have a pot luck 4th of July picnic / BBQ in the central park area near the maintenance area. We could also have a Christmas Holiday party at the clubhouse. How about a Halloween costume party for adults and kids ?

I'll be your sounding board and I will listen to your concerns and bring them up before the board. Communication is key to learning about your ideas to make Royal Park a better place. Let's work together. Thank you in advance for considering me to represent you. I humbly ask for your vote !

Happy New Year and together let's make 2024 a great year ahead !

Andrew Wilkinson – Bldg 116

*Ballot for Electing Directors of
Royal Park Condominium Apartments, Inc*

Monday, February 5, 2024

Vote for no more than five (5) candidates.

If you vote for more than five (5) candidates, your ballot will be invalid.

1. KAY FERRARA

2. DONA KLEIN

3. TIMOTHY KRAUSE

4. DONALD J MOORE

5. JOSE JAVIER MUNIZ

6. MICHAEL NICOTERA

7. FERNANDA PEIXOTO

8. ANDREW WILKINSON

Place only this ballot in the ❶ Ballot Envelope