

Royal Coast Condominium Association, Inc.

2000 South Ocean Boulevard, Lauderdale-By-The-Sea, Florida 33062 / Phone (954) 781-9791 • Fax (954) 781-0095



Board of Directors Meeting Minutes July 30th, 2018 @ 7:00 p.m. at Assumption Church Parish Hall

The meeting was called to order by George Herrera at 7:02PM.

Board Members Present: **Bob Bellantoni** (President via phone), **Judy Cole** (Vice President via phone), **George Herrera** (Treasurer), **Lori Lenoble** (Director), **Bill Noraian** (Director via phone), **Augustine Perrotta** (Director via phone), Anthony Caronia (Secretary via phone), Bill Webster (Property Manager). A quorum was established

Approval of Meeting Minutes

A motion was made by Bob Bellantoni (**M1**) and seconded by Bill Norian to approve the June 25th, 2018 Meeting Minutes. The motion carried unanimously.

Reports

Bob Bellantoni provided a President's Report which is attached as part of the record.
George Herrera provided a Treasurer's Report which is attached as part of the record.
Mike Connelly provided a Lobby Renovation Report which is attached as part of the record.
Bill Webster provided a Manager's Report which is attached as part of the record.

Old Business

No Board action taken.

Open Forum

Resident discussion on topics of landscape and security cameras.

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A motion was made by Lori Lenoble (**M2**) and seconded by Judy Cole to adjourn the meeting at 7:28PM. The motion carried unanimously.

*Respectfully Submitted,
Bill Webster, Property Manager*

PRESIDENTS REPORT 7/30/18

Building update as of 7/31/2018. Our financial position remains good, operations slightly over budget, special assessment accounts under budget at this point in time. Lobby Renovation going very well Mike Connelly will give detailed report next. A special thank you to Mike, Arleen and the rest of the committee for all the hours of hard work that they all devote to make this project happen, can't wait to see the project completed.

To update the pool heating request from last meeting. I have had Jeremiah monitor the pool water temp on a daily basis, he reports that in the past month the water temp has not gone below the targeted temp of 87/88 and in some cases, it is hotter than that. We will continue to monitor the situation and be prepared to turn the heater back on in September rather than October if necessary. We will also look at this again in October/November when we do our budget plan for 2019.

We have investigated the request to install self-opening doors to allow residents easier access to the pool deck. We are getting pricing and are also waiting for our fire safety engineering report to make sure that they will conform to the new fire regulations. This project will also be part of the budgeting process for 2019.

As most of you know I usually make several trips to the condo during the summer months to see first hand how things are going. This year because we are in the midst of building a new house and trying to sell our old house Kathy and I have been unable to come down. Thanks to our Manager, our Staff, my fellow board members and the unit owners that are here our condo is in great shape. I look forward to seeing you all soon.

Respectfully,

Bob Bellantoni

Income vs Expense	June 2018	June 2018
Income Month of June	\$106,291.00	\$106,281.00
Income Year to Date	\$640,000.00	\$631,600.00
General & Administrative Expenses	\$3,360.00	\$3,600.00
Insurance	\$18,200.00	\$19,800.00
Utilities	\$21,270.00	\$21,460.00
Maintenance	\$13,300.00	\$16,700.00
Payroll Expense	\$32,200.00	\$39,400.00
Bad Debt Expense	\$4,106.00	\$4,104.00
Total Operating Expenses	\$92,577.00	\$105,381.00
Operating Expenses YTD	\$649,900.00	\$631,700.00
Reserve Contribution	\$0.00	\$0.00
TOTAL EXPENSES		
TOTAL EXPENSES YTD		
Aging Sum. Misc. Receivables	\$10,095.00	
Prepaid maintenance Assesments	-\$65,000.00	
Aging Sum.Ext. concrete & paint	\$4,797.00	
Phase 2 Special Assesment		
Maint. Late Fee Receivable	\$400.00	
Maintenance Assesments receivable	\$16,940.00	
Lobby Special Assesment	\$15,726.00	

Posting: This notice with above agenda has been posted on the condominium property at the location for placing such notices in accordance with the By-Laws and Statutory requirements.

Date: July 26th, 2018

BY: 

Bill Webster, Property Manager
For the Board of Directors

Royal Coast Condominiums

Lobby Renovation Update

July 30, 2018

Our lobby renovation continues to move along well and following are the latest on the various components of the project:

- **Framing:** This is the process of preparing various wall areas with metal studs which will be covered with new drywall. This work is now complete in the gym area, the main lobby area including the stepped up ceiling where the new chandelier will be placed, the new storage closet where the fountain was, the 12x24 structural column previously described, and the kitchen. The framing must be inspected and approved before drywall installation can commence. This inspection is scheduled for later this week. While we are gaining a good amount of space from removal of the architectural detail surrounding the column, as we expected, the current terrazzo does not go all the way up to this column. Rather than try to match the existing terrazzo, it was decided to place black “terrazzo” style tiles in the open spaces to coordinate with the various black terrazzo geometric designs just inside the front door and adjacent to the column.
- **Flooring:** As we had decided in the early planning sessions last year, all of the terrazzo floors will be stripped and refinished. Referring once again to the black terrazzo work at the entry, the design of the stepped up ceiling just above this where the chandelier will be placed was created with laser measurement to “reflect” the approximate pentagonal design of the black floor work. Some minor plumbing work needed to be done in the ceiling to eliminate and/or redirect some pipes so that this dramatic feature could be created. As for the remaining floor areas, all of which are to be tiled, the contractor plans to begin work there by the end of this week or early next week.
- **Electrical:** A good amount of new cabling needed to be done in order to meet code and allow for additional electrical needs such as the gym equipment (two treadmills, a recumbent bike and a cross trainer—all of which will be equipped with personalized televisions). All of the gym equipment was ordered and will be available for installation shortly before opening. Electrical inspection is also scheduled for later this week. All new recessed high hat ceiling lighting will also be installed in the coming weeks in the main lobby areas as well as the back corridors.
- **Ceiling Grids:** A new ceiling grid will be installed in the gym room since the current system is in poor condition. In the social room and corridors however, the current grids are in good condition and will be painted before new tiles are placed.
- **Social Room/Kitchen:** These areas have been completely stripped and our new appliances have been ordered. We have saved several thousand dollars by electing to buy all of our own appliances rather than to have the designer obtain them. Thanks to the Bellantonis and our in-house staff for coordinating this.

- **Trash Staging:** As you know, just north of the service elevator in the lobby, open trash/recycling containers are placed for the lobby apartments. This area will now be enclosed with an attractive cabinet with two doors on top to lift for placement of items and two doors in front for servicing. The cabinet will be finished with a laminate for easy cleaning.
- **Stained Glass:** The piece which sat behind the lobby fountain for many years was scheduled to be placed in the old library area in the back corridor with a credenza for books underneath. Unfortunately, the piece is in very delicate condition and would be extremely expensive to restore. While final disposition of the glass is still to be determined, the design committee working with Zelman has decided to place an attractive objet d'art or mirror on this wall and while the credenza will remain, we are purchasing some appropriate new book cases to be placed just inside the double door, north entrance to the garage level elevator lobby. This, therefore, will be the new location for our library.
- **Completion:** We are still on track for a completion date and reopening of our beautiful new lobby sometime in October. A more definite date will be indicated as we continue to make progress.

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Monthly Manager's Report to Owners July 2018

Elevators – Five Year Inspection performed over two days. Generator emergency relay tested and passed for power outage compliance.

Security Cameras – Conducted walk thru with Tech-Pro Security for system upgrade and additional cameras. Upon receipt of a “Scope of Work”, multiple proposals will be solicited and provided for Board review.

Stairwells – Identified 19 steps primarily in the west and center stairwell for repairs to be performed by MCW. In addition, a wall crack located at the 15th floor west stairwell will need repair.

Annual Fire Alarm Inspection- Bass Fire and Security completed sound testing of all units over 2 ½ days. Some minor deficiencies were reported and have been repaired to meet code compliance.

Trash Chutes- Ecolo (vendor) installed a new foam cleansing deodorizer on the 16th floor. Periodic application (twice a week) will eliminate odor being experienced by some owners on the higher floors.

Comcast- Initial contact has been made to review cable requirements for the gym room. A proposal will be forthcoming to share with the Board in September.

Women's Sauna – Henry (HG Electric) with the assistance of Roger Barr, installed a new sauna heater.

Parking Lot Lighting- New fixtures and poles have been recently received and installation should take place during the first week of August.

Driveway/Parking & Pool Pavers – The maintenance staff removed mold from all pavers throughout the property by way of pressure cleaning.

Maintenance- Completed touch up painting on all hallway floors.

Bronze Sculpture- Has been relocated to the center planter on the east exterior side of the building.

*Respectfully submitted,
Bill Webster, Property Manager*