

# Royal Coast Condominium Association, Inc.

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



## Minutes BOD Meeting January 22<sup>nd</sup>, 2018 @7:00PM in the Social Room

Proof of Notice...Posted 48 hours in advance.

### Roll Call:

R. Bellantoni, G. Herrera, W. Noraian, A. Caronia, J. Cole, L. Lenoble, A. Perrotta  
present

### Approval of minutes:

Organizational Meeting January 8<sup>th</sup>, 2018 with the stipulated date  
correction...Moted A. Caronia 2<sup>nd</sup> W. Noraian vote 7-0

### Treasures Report:

G. Herrera presented the December financials that show the association is in a  
strong fiscal position.

### Exterior/Paint Update:

R. Bellantoni discussed the final stages of the project and stated that all owners with  
deficiencies' should put them in writing to the office for correction.

### Lobby Project Update:

R. Bellantoni discussed the project to date. He reiterated that the contract has been  
signed and work will begin shortly on fountain tile work. Cost for the project is  
\$700,000.00 as specified in assessment approved by the board on October 23<sup>rd</sup>,  
2017. It was determined that someone should be available during the project to  
ensure the association receives the quantity and quality products specified in the

contract. The board has requested that M. Connelly and A. Siegel to perform this work.

G. Herrera motioned to accept their help 2<sup>nd</sup> J. Cole vote 7-0

#### After Hours Procedures:

P. Watson discussed the procedures in place to mitigate owner issues when staff has left for the day. All items should be addressed to security who have post orders to cover most situations. They will then call the appropriate person to address/solve the issue.

#### Pool Heater Operation:

P. Watson discussed the current pool heating. It is turned on at the first cold spell and remains on until the temperature is maintained by natural solar heating during the summer. The heater is then turned off to prevent unwanted condensation that promotes corrosion. The set temperature is 88°F.

#### Beverage Hut Discussion:

L. Lenoble presented a topic to address a beverage/Tiki hut on the pool deck. The board asked for clarification on the extent of the project. Mr. Wusylko (3F) offered to develop the scope of the project. The board accepted the offer and Mr. Wusylko will report back to the board with the details at the next meeting.

Adjournment @ 8:07PM motioned A. Caronia 2<sup>nd</sup> L. Lenoble vote 7-0

Minutes prepared by,

Peter J Watson  
Property Manager