

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 March 26th, 2018 @7:00PM in the Social Room

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

Roll Call:

Present: R. Bellantoni, W. Noraian, A. Caronia, J. Cole, A. Perrotta

Speakerphone: L. Lenoble

Absent: G. Herrera

Approval of minutes:

BOD Meeting March 5th, 2018 ...Motioned W. Noraian 2nd J. Cole vote 6-0

Manager's Report:

1...Wet garbage is dripping down the hall on carpet. Wet garbage goes down the garbage disposal and if something wet needs to go down chute it should be double bagged.

2...Discussion on why all non full-time residents need to have a condo-watcher. During the pest control interval (two months) extensive damage can occur in the unit without periodic inspections. Even small electric surges during a summer thunderstorm can knock an air conditioner offline and may not be discovered until mildew or mold has created a severe issue. Please notify the office as to your condo watcher before you leave for the season.

Presidents Report:

Full text attached to these minutes.

Motion to adjourn at 7:10PM by J. Cole 2nd A. Caronia vote 6-0

Minutes Respectfully Submitted,

Peter J Watson

PRESIDENTS REPORT 3/26/2018

As we end another winter season and look forward to spring, I thought this would be a good opportunity to update the many things going on at the Royal Coast.

As we complete our search for a new manager to replace Peter who will be retiring after the new manager is in place, the screening committee (Judy Cole, Anthony Caronia and myself) has received and reviewed 12 applications and narrowed the list to two highly qualified candidates. At a closed door meeting this evening the Board has vetted these two individuals and a final decision will be forth coming this week.

The exterior restoration of our building has been completed and the last few punch list items are being taken care of as we speak. The fountains in the front of the building are almost finished and look great. The restoration of our plantings surrounding the building will be started in the next couple of weeks and this will be the final step in this massive Restoration. I am happy to report that we have accomplished all this work at a cost that will be substantially under budget. The lesson learned is that timely maintenance now will save money and further inconvenience in the future. A special thank you to the committee that worked so hard. Bill Noraian, Norman Potak, Dom Farella, Mike & Marie Connelly, Arlene Siegel, Judy Cole And Kathy Bellantoni.

The Interior restoration has begun with the installation of hurricane windows in the front of the building. All our windows in the lobby level are now hurricane proof glass. Construction in the lobby itself will begin in earnest next month.

A big thank you to our entertainment group, Social, Bingo, and Exercise for another season of FUN & GAMES.

We are currently in the process of developing a sustainable policy for addressing the issue of service animals in our pet free building. Thanks to Dr. Augie Perrotta for his hard work on this project.

Last but not least a special thanks to our retiring Manager. Peter, we wish you well, as part of the Royal Coast family for the past three years you have served us well and we wish you good health and an abundance of good luck and enjoyment in your retirement.

Bob Bellantoni President