

Royal Pines condo association
4500 E. Bay Dr.
Clearwater, FL 33764

Meeting minutes on 10/27/25

1. Call to order. Susie called to order at 10:10am.
2. Roll call: Susie Briggs, Elena Sampson, Kym Gerlick-Board members and Richard Epp-property manager were present.
3. Approval of prior meeting minutes-Susie motioned to approve, seconded by Elena.
4. Review of meeting rules. Susie did a quick review.

Unfinished business

- Ongoing repairs from hurricane damage-building A carport. Richard has received an estimate by the text message; waiting for a written quote. It's \$25900 for a carport to be replaced at A.
- Security cameras. Need to obtain access to the cameras. Susie will contact and get a quote.
- Locks at the Clubhouse. Susie will obtain a quote.
- J building drainage. Kym had a quote a few months back. Grounds need to be cleaned from needles and debris before work is done. Need to update the quote /\$1000/.
- Updating electrical panels. Buildings K and J have been completed.Waiting for Proactive to transfer funds to pay contractor for building J.

New business

- Waiting for attorney's letters on rules and regulations to be mailed to owners.
- Vendors terminated-None.
- Contracts signed-None.
- Restoring property changes that were never voted on-discussed fenced that has been moved over a shuffle board, a pool heater. They've never been presented to owners and approved.
- Restoration is in the process. Pool heater will be shut off till further notice.
- Review of sales and lease applications. Richard reviewed the process.
- A submitted A101 rental application has been approved.
- There are only a few lease applications have been approved: J137, J138 and K156.
- Richard will reach out to the owners rental units for the update applications.
- Review of architectural design applications-clarified window standards. Kym motioned to approve and Susie seconded. White/with grids on the front and sides.
- Budget review-discussed Spectrum contract that is to expire in 2027 for cable for \$3564 a month. Susie suggested getting rid of it and using those funds for maintenance and repairs the property desperately needs.

- Fire alarm boxes issues-boxes at A and B have been replaced due to numerous issues by Piper. Replaced Piper by Pye-Barker for annual inspections.
- Lawn sprinklers-Express lawn tech is scheduled to come out on 10/27/25 to identify faulty sprinkler heads.
- Pool-experiencing issues with chemical levels. Will address it with the pool maintenance company.
- Ameritech report-budget adoption meeting is pending.

Owners' input-owner of A104 offered two 2 TVs d

Donations; rejected/no need. He asked to get back previously assigned parking space at A. Advised to check with the owners of the unit.

Susie adjourned the meeting at 11:56am; Kym seconded.