

Royal Pines condo association Board meeting following the Budget adoption meeting  
4500 E. Bay Dr.  
Clearwater, FL 33764

Meeting notes on 12/8/25

1. Call to order-Susie called to order at 6:23pm, Elena seconded.
2. All Board members were present.
3. Approval of prior meeting minutes; Susie motioned to approve; Kym seconded.

### **New business**

Special meeting to vote on:

- Pool heater-yes. There was an argument about the legality of installation. Richard has read an explanation from the attorney and proposed to set up a date for a special meeting for voting.

Elena suggested fixing a pool heater without warranty since it looks like a less expensive option; Elena will call Hawkins services previously talked to. Board approved.

Susie motioned to proceed with the special meeting to vote-Kym seconded, Elena-yes; Agnes-no, Eteri-no.

- Shuffleboard court-Susie motioned; Kym seconded. Agnes-yes, Eteri-yes, Elena-abstain
- Limiting number of rentals-some asked questions. Elena explained why. Susie-motioned, Elena seconded; Kym -yes; Agnes and Eteri-no.
- Reading room-voting on the removed wall to be reinstalled.

Susie-motioned; all 4-no.

### **Vendors:**

Towing company authorization to be signed and posting of 2 signs. All Board members agreed.

Scheduling a special meeting on 1/26/25 at 6pm. All agreed.

### **Unfinished business:**

- Lawn sprinklers-quote has been obtained from Lawnexpress lawn for a range of \$650-900 to start working to identify the need. All Board members-yes.
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- J and K building roofs-has received a quote prior to the meeting; seems high. Agnes and Eteri will contact other providers for more quotes.
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- B and A electric panels are to start to be replaced after the beginning of 2026. Richard, the property manager will contact D'Andre to proceed with the permits and start work as soon as possible on B and A.
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- A carport replacement will be reviewed after electric placements are completed to check on the funds available to proceed with A carport replacement.

- J leak-Agnes and Eteri will check into obtaining quotes for a leak by the stairways on the western side of J building.
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- Elena asked Richard, the property manager about the meeting notification practices due to the owners complaints about not receiving them. He stated the notices are sent to the addresses provided. Discussed e-mailing notices. He will do it along with Zoom options..