

Royal Pines Condominium Association- Minutes

Prepared by Agnes Brockus

1. Meeting called to order at 6:15 PM by Katy from ProActive

- Date: March 3, 2025 at 6:15Pm
- Location: Royal Pines Clubhouse.
- Attendees:
 - Katie Moates & Chris from ProActive
 - Board Members: Susan, Kim, Eteri, Joseph, Elena
 - Member owners

2. Officers Report

- Irrigation/sprinkler is not working properly. Chapman does not provide good service. Discuss the need to hire another company to replace the chapman group. Elena recommended another company.
- Dumpster/Garbage will change pick up two times a week
- Pressure Washing – Need to get bids

3. New Business

- a. Vote to Waive Financial Reporting Requirement – **29 Yes, 0 NO**

4. Election of the Board of Directors

Susan as President

Elena Vice President, Secretary

Kim as Treasurer

Agnes as Board Member

Eteri as Board Member

***Elena will take over the secretarial board position

5. Owner Comments

- **Pool**-Members concerned about the pool issues- Will need two estimates from a different pool maintenance company
- **Carport** – Concerns about budget and shortage of funds to replace the damaged carport. The current estimate is \$70K to replace the damaged hurricane carport
- **Drainpipes**- included with the roof maintenance
- **Down Spouts** – included with the roof maintenance
- **Roof**- Katy mentioned that Joe from the roofing company is due to come out soon to perform the roof maintenance.
- **Lawn Maintenance**- Current lawn guys are not doing their scheduled service. Board members will investigate and will obtain new quotes to replace the current lawn maintenance Company
- **Pets/Animals**- Susan will start enforcing the association rules/by- laws related to Pet ownership.
- **Office Access Keys**- will need to change the access to the office using electronic code

6. Adjournment:

- Meeting was adjourned at 7:01PM