Meeting Minutes, Rev. 1:

Royal Sands Owners' Special Meeting

July 8, 2021

Agenda:

* Roll Call

* Discussion regarding the account combination rumor

* Discussion regarding the raising of condo fees rumor

* Discussion regarding open trustee position

* Game room discussion

* Open floor discussion

* Adjournment

*Commencement: 7:03 PM*

Roll call

Moderated by Rob and Monica: All unit owners were present except those noted herein; units ~~103~~ (joined after roll call), 104, 117, ~~119~~ (joined after roll call), 120, 124, 127 and 129.

Discussion regarding the account combination rumor

Bill addressed this, noting there was never a discussion of this amongst the Board.

He said he did have a conversation with our accountant who quoted that we might want to get the commons account more involved with other accounts.

Bill said that Carlos might have previously had a similar conversation with our accountant, but Carlos responded that he did not.

Rick apologized for any possible misunderstanding regarding this topic, that might have lead to this becoming such a hot topic.

Bill said he had considered what the accountant advised him of, but this was never to combine accounts.

Discussion regarding the raising of condo fees rumor

Bill addressed this, noting there was never a discussion of this amongst the Board and that this might only have to occur at some point in the future if the rental program, or any other aspect of

our operations, required it. He confirmed that there is no indication of this happening at this time, and this certainly is not planned at this time. Bill said there is no intention of this happening.

Carlos confirmed that there has been no discussion of this and that there is no indication of this happening at this time.

Carlos shared snapshots of our accounts and pointed out that our checking account balance is currently at approximately 2-times what it was at this time last year. He did note that we have some large bills coming up that payment is planned for.

CONTINUED FROM EARLIER: Discussion regarding the account combination rumor

Monica brought up that part of the concern for the combination of accounts might have come from the fact that the rental account we had open had to be closed and then a new one opened in its place. She requested Bill share with everyone why this occurred.

Bill said this was a result of a mistake at the bank; they opened the rental account as “1309 Ocean Avenue Condo Association” when in fact it should have been opened as “Royal Sands.” This bank error was discovered by bank staff when Bill attempted to make a deposit in excess of $10,000.00. With this, Bill worked with the bank at that time to close the incorrectly-opened account and to open a new correct account that all the money from the rental account was then transferred into.

Discussion regarding open trustee position

Monica informed everyone that nobody had come forward to express interest in filling the open trustee position that was vacated by the resignation of Cole. She said she was sad and disappointed by this. And she did acknowledge the time-requirement that comes with this, but said it might be good for the new Trustee, as they will help us on the Board and all owners, and they will get a taste for the Board operations during the interim period for this position.

Tara announced she is interested in being considered by the Board to fill the open Trustee position and she shared a little bit about her background.

Rob requested she send a more detailed general information email to the Board about herself and what makes her qualified for this. Tara said she will send it.

Game room discussion

Bill went over some costs he just received from Comcast for additional services we might want to add in the game room. He asked Monica to confirm the costs.

Bill discussed the need for work or possibly a complete replacement of the air conditioning system for the game room. He said he has followed-up with Valdo’s a couple times now and is waiting on receipt of the quotes. He said when he will share them with us when he receives them.

Monica mentioned the existing leaks in the game room. Tom Barrett said he located the leaks and can make minor repairs to stop them. He said the cost will not be much and he will go to Home Depot to get all the costs and then present it to Bill for Board consideration / approval.

Rick suggested we call Eric in to help with this, if need be. Bill said he has called Eric a few times now for various items, but Eric is not responding.

Lisa requested a game room key. Bill said he has keys and opens / closes the game room upon request. Rick noted that the key for the game room key might be a master key. Bill said he will check and let everyone know.

Tom asked what kind of paint we wanted for the game room and said sanding and 2 coats will likely be needed. He said he can do the work.

Monica confirmed the costs and mentioned that Mary Ellen has taken over as Chair of the Game Room Committee. And she said that Mike helped with measurements for things in the game room and Tom is working on getting pricing for some things we might want to add in there.

Carlos said maybe we should consider installing a push-button entry system for the game room and then we can do away with the keys and give all owners the door code.

Monica mentioned that there is still one (1) bike – possibly green in color – in the game room.

Rick asked about the games. Bill said the game vendor does not want to continue with us and he will be removing the remainder of his games soon. Tom said if the game vendor does not remove them soon, we should give him an eviction notice and then the remaining games will become our property if he does not comply with it. Bill said he will discuss this with our attorney and proceed accordingly if need be.

Bill, Rick and Carlos discussed the overall situation; both the past arrangement and our current arrangement.

Carlos said in 2012 we made $5,000.00 of vendor income coming from the game room, the laundry room and the general concessions.

Monica said it is nice to see kids of various ages hanging-out in the game room and having a chill spot; it is a nice arrangement and can be a nice place for everyone to use. Tom said it is a good set-up for the kids.

Mary Ellen said she wants to get together soon with the Game Room Committee, but she wants to first receive costs for things so everything can be discussed and then presented to the Board as desired.

<u>Open floor discussion</u>

Carlos said our Wi-Fi connection is slow and that there could be something wrong. Rick said the Wi-Fi was upgraded and the signal should be strong. He suggested the router be unplugged and then plugged back in. Carlos requested Bill to do this when he can.

Carlos went over his understanding of the set-up, expected speeds and signal strength versus what it seems we are getting, etc. Rick went over this in further detail and suggested Bill should contact Comcast to find out if we would benefit from replacing the actual router.

Tom requested we consider bringing back SiriusXM Radio. Monica requested someone send her a picture so she can get pricing. Rick said where the information will be found.

CONTINUED FROM EARLIER: Game room discussion

Kevin Preston discussed the game room situation and his interaction with Bill on it. He said he inquired about the game room arrangement and he questioned if the game room vendor removed games that do not belong to him, but he could not get a clear response. So he requested the contact info for the game room vendor, but Bill would not provide it. Kevin said he just wanted to be sure the game room vendor did what he should have done for us and he questioned why Bill would not provide his contact information. Bill said the game room vendor who removed the games is the owner of those games, as well as the remaining games that he will soon be returning to remove. Kevin questioned if the game room vendor who removed games is actually the owner of them. Bill said Kevin does not know who removed the games and asked Kevin what proof he has that the whoever removed the games is not the owner of them. Kevin confirmed he does not know, but he still would have liked the game room vendor contact information he requested. Rick said the old game room vendor stopped taking care of the games and Blasé sent him a certified letter instructing him to remove his games, which he then did. Rick suggested the Game Room Committee contact the most recent game room vendor and open a new discussion about possibly working with us again, under a new arrangement. Kevin agreed this would be good and asked why the game room vendor would not want to work with us, as Bill had said. Rick said he had no idea. Bill updated everyone on his recent discussions with the game room vendor that lead us to where we are now. Tom said game room vendors have 1, 2 and 3 level clients and we are a level 3, with our game room being on the 2nd floor. Mary Ellen said she will get the contract information for the game room vendor and reach out to him. Bill said he will provide Mary Ellen with this, but we definitely need a contract put in place before we do anything, and we will need to get the required mercantile licenses. Rick said the mercantile licenses might cost $100.00 or more per slot. Tom asked who paid the mercantile license last year. Rick said we paid it.

CONTINUED FROM EARLIER: Open floor discussion

Matt suggested we consider putting a change machine on-site. Tom said we have plenty of change coming from the laundry machines.

Amy said she emailed Monica, expressing interest in discussing ESA's for rentals. She asked who is overseeing renters who want to bring ESA's and what guidelines / rules & regulations we have in place for this. Bill said our attorney is working on this for us. Charlie said we have to accept service animals, but it is up to the individual organization as to how to handle ESA's. Rob echoed what Bill said about our attorney working on this for us and said we certainly cannot deviate from established laws on this. Monica shared her understanding of this and Charlie asked Monica what she meant by the "exception rule" terminology she used. Monica explained

that she used “exception rule” in place of disclosing individual’s personal / medical information. Charlie said we need to have rules in place for this. Bill again said he is discussing this with our attorney and he will share with us what our attorney says on the matter, once he receives it.

Rick said our building is more messy now than he remembers it previously being, a copy of our insurance policies needs to be provided to all owners, he inquired about the website and the owners’ portal and he suggested we consider hiring Tom to work on-site. Cass and others agreed that our building is more messy now than in the past. Some others suggested that we should hire someone to take care of various clean-up and light maintenance needs on-site. Rob said that some things such as sweeping, hosing things down and straightening up should be getting done by the current employees. Floss said all owners should be doing some of this work and she said that office staff should not be doing this. Rob and others agreed that all owners should be doing some of this work, but Rob said that some of this work should actually be getting done by employees, and again said all owners need to help around the building, but if Tom or anyone else takes care of specific items beyond the normal course of upkeep (i.e. repair work, replacement of things) then fair compensation should be given, with Board approval. Someone (I did not record who) questioned if employees were made aware all their responsibilities prior to their being hired. Rob deferred this to Bill, since he has had the most discussion – often without Board knowledge – with new employees he hired. Bill said office staff was not to be doing work outside of the general in-office duties. Monica and Rob corrected Bill and reminded him of the discussions the Board had on this & the agreement that was reached on it, which includes office staff doing work outside of the general in-office work, and Monica reminded Bill of a clear discussion had on this and other things with several employees. Rob said we can certainly hire someone to do the on-site work Rick brought up, but this would come at a price to all owners and it could result in increased HOA dues paid by all. Bill said the Board will discuss this further and he will report back to the owners on this.

Charlie said that Rob said that his unit area is very well kept, however there is a stain on the ground, possibly from a dripping cooler, leading from his (my unit #108) front door to the pool. Rob said this was not said by him and he did not hear anyone say anything like this, however since he is now being made aware of this for the first time he would surely go over tomorrow to look at it and address it accordingly. Rob also said that he is down the shore and at the building every weekend, and he did not see this while at the building last weekend.

Judy asked for an update on the owners’ portal issue and she asked if 10:00 PM is still the start of quiet time. Bill said he has been reaching out to our webmaster about the issue with our owners’ portal, but he has yet to hear back, so he would follow-up again in hopes of getting it resolved sooner than later. And Bill said yes, 10:00 PM is still the start of quiet time and he suggested if there is any issue that the offender be nicely asked to keep it down and then the police should be contacted beyond that if need be.

Karen asked what time the pool area closes and what times we have set office coverage. Bill said the pool itself gets closed around 8:00 PM, but if anyone is cooking they should be permitted to continue to cook until done. Rick said a teenager with red hair told his niece to get out of the pool at 7:30 PM and then he asked her the next day if she was checking-out. Rick asked if anyone might know who this was. No one said they might know. Monica suggested that office staff be made aware of the rules for owners to be in the pool area with their keys.

Karen requested Bill share the names of all our employees, and maybe a picture of each, but at least their names. Bill said he will send her the employees' names.

Bill asked if anyone else had anything to discuss. No one had anything.

Motion made by Rob to adjourn; seconded by Karen.

*Adjournment: 9:11 PM*