

The Royal Scot Apartments, Inc.
Annual Meeting Minutes
March 1st, 2021

Tolga called the meeting to order at 10:05 a.m.

A moment of silence for the loss of unit owners Betty Smith and Roger Smith.

Tolga presented the Affidavit of Mailing.

ROLL CALL: Steve Ruvolo, John Lucas, Kathleen Galvin, Ann Marie, Dianne Carlson and Tolga Tosyali
Lyn Funk, and Maureen McGrath present via Zoom.
Larry Turner and Edward LaFave via General Proxy.
Eleven members were present in person or by Zoom. A quorum was established.

INTRODUCTION OF THE OFFICERS FOR THE YEAR 2021:

Tolga Tosyali	President	Kathleen Galvin	Secretary
Vacant	Vice President	Steve Ruvolo	Treasurer

TREASURERS REPORT:

Electronic voting and the webpage were created, no anticipated special assessments, a reserve fund has been created and major repairs to be completed before facial repairs.

The Association maintains the following Insurance Policies:

Windstorm Policy with a \$60,000.00 deductible, Liability & Property Policy,
Flood Policy and Directors & Officers Policy

The Operating Account balance: \$1,880.00, Reserve Account balance: \$52,000.00.
(Please refer to the attached Approved Budget for the year 2021 and maintenance payment schedule)

ROOF REPLACEMENT:

Tolga discussed the need to replace the roof. Steve discussed the Acrylux product to coat the existing roof.

TANDEM PARKING: Tandem parking would not be approved by the City of Ft Lauderdale.

BALLOTS:

John moved to increase the quarterly maintenance to \$55,000.00 for the year 2021.
Seconded by Dianne. Vote: 11 - 0. Approved.

Tolga moved to postpone the roof replacement . Seconded by John. Vote: 9 - 2. Approved.

Tolga moved to approve to repair and seal the entire roof up to \$30,800.00. Seconded by Dianne.
Vote: 3 - 8. Not Approved.

Carol moved to replace the dock lights with solar powered lights. Seconded by Dianne.
Vote: 10 - 1. Approved.

BY-LAWS:

Royal Scot Pet Board Rules and Regulations. (Please refer to the attached Rules and Regulations)

LATE FEES:

Dianne moved to approve \$25.00 late fees, maximum allowed by Florida Statutes, after the 7th day of the quarter when due. Seconded by Carol. Vote: 11 - 0. Approved.

MANAGEMENT COMPANY:

Steve moved to continue the Management Company. Seconded by Dianne. Vote: 9 - 2. Approved.

CIVILITY:

Dianne moved to approve "Members and other residents shall not engage in any abusive or harassing behavior, either verbal, physical, in written communications or any form of intimidation or aggression directed at other members, residents, guests, invitees, or directed at management, its agents, its employees, or vendors. Polite disagreement is permitted".
Seconded by Maureen. Vote: 11 - 0. Approved.

OLD BUSINESS:

The board will have the lockers repaired. Unclaimed items need to be removed from the common area storage area unless approved by the Board of Directors.

The Members discussed the installation of rain gutters on the outside of the doors.

NEW BUSINESS:

The fire extinguishers need to be serviced. All fire extinguishers need to be placed in the breezeway by March 31st, 2021.

Discussion regarding cats on the common area property. The breezeway doors must be closed at all times. The sliding windows will be closed and locked.

Steve advised the owners the water shutoff valves located outside of each unit and should be shut off when not in residence to prevent a broken pipe from flooding adjacent apartment or the building.

Kathleen discussed smoking on the landings which permeates into the units. She requested smoking be at the dock.

Tolga discussed excessive use of the washers and dryers and suggested washing larger loads.

ADJOURNMENT:

Steve moved to adjourn. Seconded by John. Vote: 11 - 0. Approved.
The meeting was adjourned at 12:38 p.m.

USA Management
Unapproved Minutes