

*Board of Directors Meeting*  
*6:30 pm*  
*October 27, 2021*  
Royal Lakes Estates  
Board of Directors Meeting Minutes

Join Zoom Meeting

<https://zoom.us/j/92685852656?pwd=NVFhcFIzOUE0UUZBUXFzWDhReTliZz09>

Meeting ID: 926 8585 2656

Passcode: 138108

One tap mobile +13462487799

1. Call to order of the Board of Directors meeting at 6:39 pm. George Prat, Kristi DeNardo, Brendan Doran, Teresa Ricard and Lee Ivey, Jr., were all present.
2. Homeowner Forum: There were three (4) homeowners in attendance via ZOOM
  - a. Homeowners present had no comments at this time
3. Review/Approval of the Minutes from September 22, 2021:
  - a. The minutes from September 22, 2021, were presented to the Board for consideration. George Prat made a motion to approve the minutes as prepared, Brendan Doran seconded the motion, all in favor, motion carried.
4. Review/Approval of the Financials
  - a. As of September 30, 2021, the Association had \$141,044.03 in the operating account and \$250,904.40 in the cash reserve account. As of September 30, 2021, the total delinquency was \$62,820.12. The Association is over budget \$23,580.18 due to the many projects that have been completed this year. Lee Ivey made a motion to approve the August 31, 2021, financials as presented. George Prat seconded the motion, all in favor, motion carried.
  - b. 2022 Budget discussion: the board talked about raising the assessments this year to keep the community up. Management was asked to prepare a

budget with a 5% and a 7\$ increase for 2022. After view of the current budget and the upcoming projects the board voted to increase the 7%, bringing the annual assessment to \$1,118.00. George Prat made a motion to approve the increase for 2022, Brendan Doran seconded the motion, all in favor, motion carried.

- c. Delinquent accounts – discussed in executive session.
- d. Violation report – discussed in executive session.

5. Old Business:

- a. Drainage Issues – George talked to the county, and they still have Majesty and Royal Crest on the list but have not confirmed when they will be done.
- b. Gazebo/old picnic tables at the old park- Brendan suggested putting this off until the early part of next year when the weather was cooler and after the holiday season.
- c. White fence removal – tabled until the first quarter of 2022
- d. Review/Approval of the Equestrian Center contract- the board reviewed the contract as prepared. During discussion it was noted that a provision was needed to ensure subletting was not permitted and failure to pay the stall rental fee gives the association to put the horse up for sale at auction after 30 days.
- e. Process for adding new horses to the stables: Brendan Doran will handle the leasing of the stalls and requests.

6. New Business:

- a. Electronic speed signs and police enforcement- management is working with the Sheriff's office for contract pricing for a motorcycle cop to patrol the community for speeders. George Prat is working with the county on having additional stop signs placed in the community as well.

7. Committee Reports

- a. ACC – no updates
- b. Landscaping- no update

- c. Equestrian Center: Brendan Doran provided update; currently there are three horses being stabled there.
- 8. Scheduling of the next meeting- The next meeting will be the annual meeting November 6, 2021, at the Flying Cow, sign in starts at 9:30 am.
- 9. Adjournment – The meeting was adjourned at 7:28 p.m.