

## Royal Pelican January 2022 Newsletter

Happy New Year from Royal Pelican! The RP board hopes that you and your families enjoyed a happy and healthy holiday season. We will be sending out a newsletter in those months in which we do not have a scheduled meeting.

### Recent Changes/Improvements

Some you can see, like the parking lot with all new parking berms, the front entrance (which is under construction), a new bike rack, new picnic table, new BBQ grills, new benches, resurfaced pool decks, pressure washing all building roofs, etc.

Some you cannot see, like waterproofing of elevator pits in buildings 2 and 3, fire alarm upgrades in all nine buildings, and standpipe repairs. In addition, we made a change to Southwest Property Management (SWPM) as our management company, with positive results to date.

### Scheduled Changes/Improvements

We are looking at expenditures for structural inspections, balcony repairs on building four, resurfacing of the north pool, drainage improvements in front of building five, and resurfacing and painting walkways. As this newsletter reaches you, Aztec Plumbing is repairing the pipes that have been affecting the water pressure. Most of these are not just cosmetic, but necessary; all are being done to maintain and improve our valuable investment. All these improvements have been accomplished with only one modest increase in HOA fees in the past five years and no special assessments. Please see the letter explaining the 2022 budget (attached). The goal of the board has always been twofold: 1. to maintain and improve your valuable investment and 2. to provide a safe and pleasant environment.

This past year has brought some unique challenges due to covid. Our ability to obtain quotes and complete work has been challenging. Contractors are short-staffed and often do not have time to quote jobs and when they do the lead time is extremely long. This situation is not any better as we enter 2022. The board is encouraged by having Southwest Property Management and Jessica on-board. She has been very responsive in collaborating with contractors to move projects along where possible. Unfortunately, we do not see the contractor shortage issue being resolved soon but will continue to push for project completion as best we can.

### Activities

Despite Covid, the Royal Pelican remains a hub of activities, including bingo, hot dog day, book club, shuffleboard tournaments, Valentine's dance, Hoedown, Diva boat trip, Cheeseburger in Paradise, kayaking, weekly golf & a golf tournament, etc. Check the lobby bulletin boards and the calendar on AppFolio for specific dates and details.

## Updated Owner's Manual

Please see the updated owner's manual (attached). This version describes all the relevant information that an owner or renter needs.

## Update Of EBIA Board Meeting

Waiting on approval from the Town to build still, they want a Limited Development Order, showing the best use of the land is recreation and the past use was recreational, like if golf was not recreational, looking at several months yet before we get that approval most likely. We had one bid last week and it was three times higher than the estimate to do the work. So now we are going to get individual bids for each entity, so we will have to pick out what we can afford to do for our budget of \$1.2 million. We are hoping to have these bids back in place so once we ever get our approval from the town then will be ready to move forward. So do not plan to see anything built, probably until this coming summer is my guess. New board member is Don Tis and there is one vacancy still on the board that they will fill later, but there were no other people that put their names in for the board presently. They discussed the new lighting that they put down Bay Beach Lane and if anybody has any issues with lights shining into their condominium the board wants to hear about that. They also agreed not to seal or stripe the street this year and to wait until next year when most of the construction is done at Grandview. The budget for last year was \$17,000 surplus which rolls over into the new budget this year. There is approximately 427,000 in the operating budget and 752,000 and the reserve fund. Next board meeting will be April 12, 2022, at 10 AM. (Update courtesy of Tom Dickman)

## Budget Update

Through the end of November, we are \$16,100 under budget.

Summary is as follows:

Income	\$2,800	more than expected
Utilities	10,000	under budget mostly from water/sewer expenses
Building	29,000	under budget mostly from elimination of janitorial position
Grounds	2,300	under budget
Admin	(28,000)	over budget mostly from managerial and insurance expenses
Net	\$16,100	

## Southwest Property Management Update

Hello Royal Pelican Community! What an exciting time these last two months have been for me getting to know you and the community.

I have had the pleasure to meet some of you face to face. Some, I cannot wait to meet. I hope you know that if you see my door open, come on over for a chat, or if anything is needed, please let me know and I will be happy to help you the best way I can. Please email me at [Jchurch@swpropmgt.com](mailto:Jchurch@swpropmgt.com) if you need any assistance with AppFolio or your portal. I would like to schedule a ZOOM meeting with SW Property Management office manager, Angela Bailey, to do an AppFolio presentation, for any who may have any questions, or changes that need to be made to their accounts. This meeting will be coming soon, Look for the date.

## Landscaping Update

2021 the focus was on the front entrance: removal of all the old plants, replanting and mulching the area, new lighting, and power plug for decorating, monitoring irrigation system, and replacing two irrigation heads.

Suggestions for 2022 include the following: finish the stonework at the club house and the side of building 5, replant the flowerpots around the club house, mulch all the areas that were previously mulched in the parking areas and behind all 9 buildings that have palm trees with the dark mulch to match the front entrance, and obtain a quote for new irrigation pipes at the front entrance that will lower when not in use.

## Cable/Internet Update:

As noted above, we need to make significant investments into our infrastructure going forward. Most of these are not just cosmetic, but necessary. All investments are being undertaken to maintain and improve our valuable investment. To do this, it is imperative that we increase our reserve allocation from \$120,000 to \$150,000 per year.

In addition to these reserve expenditures, we are once again anticipating an increase in Property and Wind insurance – estimated at 30%, or \$70,000. Royal Pelican is not unique regarding this increase. All associations in our area are experiencing the same increases. The unfortunate thing is that we are at the mercy of the insurance underwriters – with no relief in sight.

Also – on September 1st we changed property management companies, from Alliant to Southwest Property Management. With an annual investment of \$10,300, we have a property manager who is dedicated to us 20 hours per week – rather than a portfolio manager that was on site less than an hour a week. We have already seen significant improvements in just a few short months.

Fortunately, these added expenses are offset by the cancellation of the Comcast contract, effective January 25, 2022. As you recall, Royal Pelican entered a 20-year bulk billing contract – 20 years ago – and has decided not to renew it – giving each owner the opportunity to do what they choose about cable and internet, including putting services on ‘Summer Hold’. This is something the Association could not do, meaning that during the summer months, when most of us are not here, the Association continued to pay for cable services not used.

If not for this reduction in Comcast fees, we would be proposing an increase in HOA fees of \$191.50 per quarter or \$1766.55. Instead, we propose keeping quarterly HOA fees at \$1,575.

Please see an example of the letter Comcast will be sending to RP owners this month (attached).

Annual Meeting: February 8, 2021 (Details to follow)

Respectively,

Royal Pelican Board of Directors

January 2022

Attachments (3):

Annual Budget Letter

Updated Owners’ Manual

Comcast Letter