

# **Royal Village Townhouses**

**October 30, 2025**

## **Annual 2026 Budget meeting minutes:**

A. Call to order. Time 6:06pm

B. Roll Call of Officers.

- Heather Duncan - Present
- Sofia Karpishpan – Present
- Catherine Neymeier – Present
- Amairany Paniagua - Absent

C. Approval of the minutes:

- The board reviewed the July 2025 minutes: Heather Duncan made a motion to accept the minutes, Sofia Karpishpan 2nd The Board unanimously approved the Minutes.

D. Financial Report-

- Sofia providing the financials and stated all expenses were in line with the budget except for additional cost of the website, backflow and pool lights.
- Reserve account has a balance of 151,250.03 and is on track to be funded according to the 2025 budget.
- Bank Accounts the Profit and Loss and the Balance sheets are available on the website.
- Delinquencies total amount. \$15,652.24 outstanding.

E. Proof of Notice of Meeting.

- Proper notice was giving, mail/email and posted at the pool on October 14 ,2025. Since Amairany Paniagua was absent from the meeting Heather Duncan showed proper notice on the bulletin board by the pool and mailing/emailing to all residents.

F. Old Business

- Website. Epic Motion completed the set up and the website is live for all residents to use.
- New pool furniture has been delivered and set up.
- Violations committee: The board is looking for 3 voluntrees to assist with violations in the community.

G. New Business

- Car stops: The Board is currently looking into estimates.

- Cleaning of roofs: The Board received several estimates, the prices for this project range from 7,000 to 10,000.
- Landscaping: The Board is working on adding more trees and bushes to the common ground area. The Board will obtain estimates as it gets closer to completion as this is projected for mid-2026.
- Rental/buyer fees: There was some discussion with the Board on the amount of the application fees due to the increase costs for the approval process Heather Duncan made the motion to increase the current \$125 to \$175 per application Sofia Karpishpan 2<sup>nd</sup> and the board unanimously approved.
- Reserve Study: There was some discussion regarding completing a reserve study according to Florida statute a reserve study is mandatory only on 3 stories or more.
- Insurance 2026: The Board had some discussions and shopped various carriers. Cassidy Collier Insurance gave us the best rate, and the board unanimously voted for Cassidy Heather Duncan 1<sup>st</sup>, Sofia Karpishpan 2<sup>nd</sup> and Catherine Neymeier 3<sup>rd</sup>. The board unanimously approved.
- 2026 Budget Membership counted and verified we received 20 proxies we established a quorum. There was a vote to partially fund the reserves for 2026. Heather Duncan made a motion to contribute \$50,000.00 to partially fund the reserves for 2026, Sofia Karpishpan 2<sup>nd</sup> and Catherine Neymeier 3<sup>rd</sup>, the board unanimously approved.
- The Board made a motion to increase the maintenance fees due to the increasing cost of the proposed budget.
  - \$358.71 (3 bedroom)
  - \$325.03 (2 bedroom)
  - Special Assessment every quarter (January, April, July and October)
    - \$728.75 (3 bedroom)
    - \$662.50 (2 bedroom)
  - SBA stays the same.
- Insurance-Reserve Assessment was decreased we were able to save the 2 bedrooms \$200.00 and 3 bedrooms \$225.00 for the year.
- Heather Duncan adopted the 2026 Budget with partial funding the reserves Heather Duncan 1<sup>st</sup>, Sofia Karpishpan 2<sup>nd</sup> and Catherine Neymeier 3<sup>rd</sup> The Board unanimously approved the 2026 Budget and partial funding of the reserves.

G. Homeowner Forum: Limit to 3 minutes per person.

- Parking issues. Not enough for all homeowners with two or more cars.
- Check on where our insurance covers from the inside of the unit dry wall in? Electric who is responsible for any work done inside of the unit.
- Kids playing in the parking lot. Homeowners are concerned about their safety.

#### H. Adjournment:

- A motion to adjourn the meeting- all in favor say Aye, meeting adjourned. Heather Duncan, Sofia Karpishpan, Catherine Neymeier. Meeting adjourned at 6:49pm