



# THE ROYAL REVIEW

## JANUARY 2022 HOA MEETING BOARD ELECTION A BUST

The HOA Meeting held on January 17th, while well attended did not fulfill the required quorum to elect a replacement Board Member for the position left vacant by the passing of former Board President, Vernon. Mr. Rodney Durst of Renaissance Management company called the meeting to order and after a short time it was determined that the quorum had not been reached. At that point, the meeting could have been adjourned. Mr. Durst chose to continue the meeting and review the 2021 Financial Statement and answer questions of those in attendance.

During the review of the financials, many owners spoke up with questions ranging from repair times stemming from Hurricane Ida to lawn care, to gating the entire subdivision. Mr. Durst was as informative as he could be, however many felt there were questions still unanswered.



## MEET YOUR BOARD OF DIRECTORS

The current HOA Board of Directors are:

- Janie Otto - President
- Kim Billedeaux - Secretary
- Vacant - Treasurer
- Tom Rushmore - Associate

The newest Board Member elected on February 15th is

Mary Carol Wall - position not yet determined

The Board will meet very soon to determine the positions going forward as prescribed in the By-Laws; Article III, Section 1: *“At each regular annual meeting of the Board, the directors present shall elect the following officers of the Association by a majority vote...”*

Each Board Member serves a term of three years as described in the By-Laws; Article II, Section 1: *“...every director shall hold office for the term of three years and until his successor shall be elected and qualified.”*

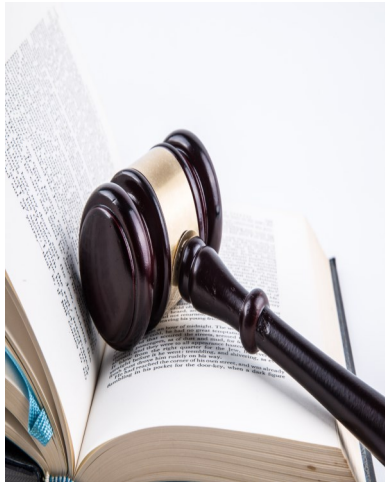
## TO FIX, OR NOT TO FIX— THAT WAS THE QUESTION?

Hurricane Ida added a lengthy list of major repairs that has left Unit Owners wondering when they will see a resolution to their requests. The top priority of those hired to make the repairs is to make the buildings safe and water tight to prevent more damage inside the Units from roof leaks, torn siding, or hanging gutters. Roof repairs and siding repairs continue to be made along with repairs from water and termite damage to sheds and balconies.

A question was raised about the repairing of balconies at the January HOA meeting and Mr. Durst explained that the Board authorized the repairs for the safety and to preserve the appearance and value of the property. It was then brought up that the balconies are the responsibility of the Unit Owner and the HOA should not be paying for those repairs. According to Page 17, Section XIII, of the Condominium Declaration, and I quote; *“In addition to the discretionary authority provided herein for maintenance of all or any portion of the Units, the Board shall have the authority to maintain and repair any Unit, if such maintenance or repair is reasonably necessary in the discretion of the board to protect the Common Elements or preserve the value of the Property”* which is in paragraph 2.

Mr. Durst again explained that the repairs to balconies and fences authorized by the Board were for the safety of all Unit Owners and tenants residents as well as to preserve the value of the property. After a lengthy question and answer period, the meeting was adjourned. Emails with other questions were solicited by Renaissance Management Company.





## HOA SECONDARY MEETING OWNERS ELECT NEW BOARD MEMBER

On February 15th at the secondary meeting called to elect a new Board Member, Mr. Rodney Durst of Renaissance Management opened the meeting with an update on the HOA financials. Next on the agenda, a motion was made to make nominations to elect a new Board Member. Mr. Durst spoke asking Ms. Cousins and Ms. O'Neal if it was their desire to withdraw from the nominations as they had previously indicated. Both affirmed that was their intent, leaving one uncontested candidate on the ballot, Mary Carol Wall.

Mr. Durst then asked for any nominations from the floor, of which there were none. This left Ms. Wall as the uncontested nominee for the Board. Although Ms. Wall was the only nominee, Mr. Durst asked that the ballots still be marked and returned for the HOA the files. Ms. Wall was confirmed as the new Board Member and was asked to speak to the audience.

Mary Carol Wall is an partner in a successful medical billing company that provides services to physicians and chiro-

practors. She was a facilities manager with 15 years of experience for a non-profit municipal entity in Georgia and also has 20 years of accounts payable and receivable experience. Formerly, Ms. Wall worked in the property management field, assisting with the management of condominiums in Metairie.

Ms. Wall is also an accomplished swim teacher, teaching students from ages 6 months to adult. She also enjoyed her time as a Volunteer (Mentor) with the Georgia Aquarium where she spent close to 500 volunteer hours monitoring exhibits, working behind the scenes in the amphibious birds and mammals exhibits and speaking to large crowds of visitors about the various animals in the Aquarium.

Ms. Wall's mother, Vicky, resides with her. She has two grown sons who reside in River Ridge with their wives and her 4 grandchildren. Her family also includes 2 cats that can sometimes be seen sitting in the windows of her Unit.

### ROOFING UPDATE:

These Units have their roof replacement completed:

- 8-10-12 Birdie
- 14-16-18 Birdie
- 15-17-19 Birdie
- 26-28-30 Birdie
- 32-34-36 Birdie
- 39-41-43 Birdie
- 56-58-60 Birdie
- 62-64-66 Birdie
- 80-82-84 Birdie
- 92-94-96 Birdie
- 201-203-205 Putters
- 207-209-211 Putters
- 208-210-212 Putters
- 219-221-223 Putters
- 220-222-224 Putters
- 232-234-236 Putters
- 238-240-242 Putters
- 244-246-248 Putters

### SCHEDULED:

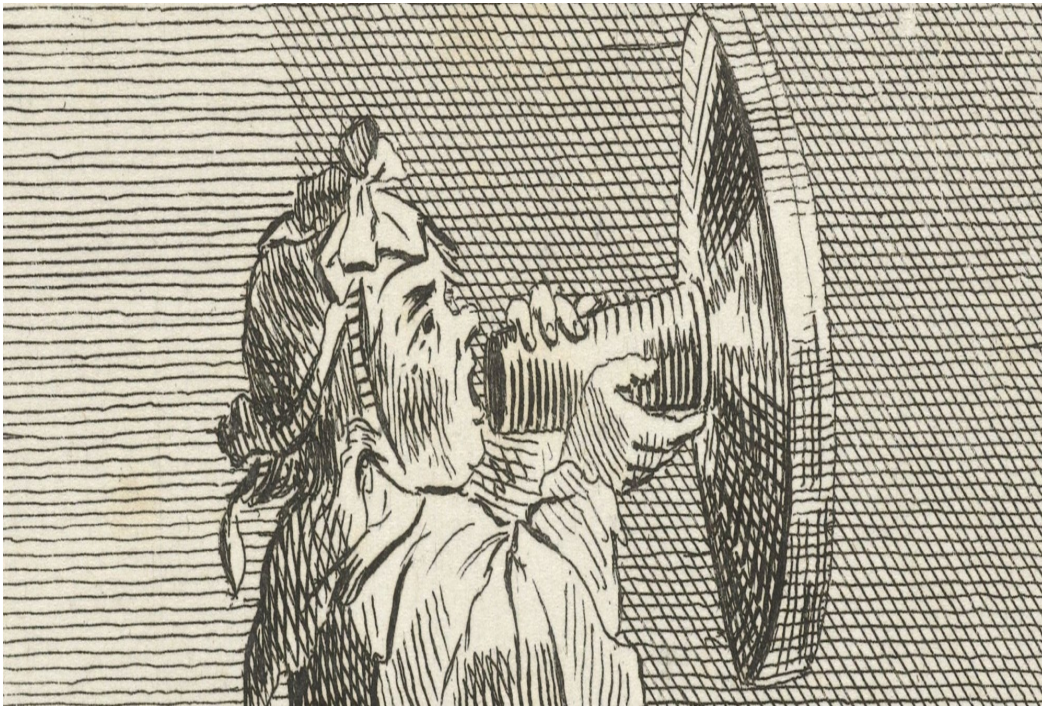
- 20-22-24 Birdie
- 98-100-102 Birdie
- 229-231-233 Putters
- 320-322-324 Bogie

*A house is made of bricks and beams. A home is made of hopes and dreams."*

## BEUTIFYING OUR HOMES — PRESSURE WASHING

On February 11, Renaissance Management issued an email stating that pressure washing of the units would begin on February 14th. The email requested that any object the owner or tenant did not want to get wet be removed. The first units to see pressure washing were the units on the curve of Birdie Drive where the rear of the Units were done. As of this writing, the crew was last seen washing the rear of the 20-22-24 building on Birdie Drive. The pressure washing is slated to be completed by February 18th.

Several residents have remarked on how nice the building look when clean. Thank you to Renaissance Management for addressing the inquiries brought up at the HOA Meeting in January and getting this item off the checklist!



*Hear ye, Oyen ye — looking for Committee members*

## COMMITTEE ANYONE?

At the February election meeting, Rodney Durst approached the idea of having an Infrastructure Committee with the owners that were in attendance. He followed by asking if anyone present was interested in joining the Committee. Mr. Durst was asked what that committee would oversee. He went on to explain that the Committee members would assist with calls about repairs by making inspections of the issues, to discussing how to make the necessary repairs, to making arrangements with owners who can't be home during repair times to be able to allow the contractor into the Unit to facilitate the repairs. Mr. Durst went on to say that the Committee could have as little or as much responsibility as they were comfortable with taking on and that any help owners can give would be appreciated. He further stated that he is only in the Slidell area twice a week or so and having a Committee consisting of owners who live in the community could possibly allow for repairs to be made in a quicker and more efficient manner.

The Board is not opposed to having an Infrastructure or any other committee but would retain the ability to approve repairs on a case by case basis. Other possible Committees could include Beautification Committee, Contractor Liaison Committee or even a Road, Driveway & Parking Lot Committee.

The bottom line is that as owners we all have an ownership of 1/153rd of the Common Elements and ultimately if we want to improve our Community, it is up to us to make sure that our Management Company is aware of the necessary repairs and our desire of the importance in which they should be made.

## SOCIAL MEDIA & EMAIL

There is a newly formed Facebook group called Royal Gardens Condominium Owners that is for owners only. No tenants or outsiders will be asked or allowed to join. The Concerned Neighbors In Royal Gardens will still allow tenants and others to join and post.

There is also a new email to send messages to the Board. It is [royalgardensboard@gmail.com](mailto:royalgardensboard@gmail.com), please allow time for us to respond.

## COMMITTEE, COMMITTEE, COMMITTEE...

Do you have an idea for a Committee or would you like to be a part of a Committee? Submit your ideas to:  
[royalgardensboard@gmail.com](mailto:royalgardensboard@gmail.com)



## FEED ME SEYMOUR...

Got an item you would like published in the newsletter? Have a question you want addressed? Perhaps you have a general announcement you would like to make. This newsletter is OUR vehicle for disseminating information and we welcome your ideas and suggestions!! Email us at :  
[royalgardensboard@gmail.com](mailto:royalgardensboard@gmail.com)



## TERMITE CONTRACTS

The following buildings have been placed under termite contract after eradication & repairs:

- 39-41-43 Birdie
- 51-53-55 Birdie
- 63-65-67 Birdie
- 229-231-233 Putters
- 238-240-242 Putters
- 308-.310-312 Bogie
- 314-316-318 Bogie

If you see active termites or damage, please report it immediately!