

ISSUE 1 · NOV 2022

THE ROYAL REPORT

Official Newsletter of the Port Royal Owner's Association

Welcome to the Royal Report!

BY GEORGE LONG

Well, here goes. It will be my goal to monthly send out this newsletter to keep you updated on everything happening at Port Royal. As you know everyone starts off strong in a new office. I think by making the commitment to produce this each month, it will help to keep everyone informed & connected. Please take the time to read through it each month because there will be information that will effect you & our beautiful community.



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Board Update

We cannot start the Board Update without recognizing the hard work the 2022 Board did getting Port Royal through the challenge of the hurricane and putting us on a path to rebuilding. Their work was daunting and without thanks most of the time. Simply put, we are very appreciative and thankful for all of their time, expertise and efforts.

At the annual meeting the Board was able to get enough votes in favor of eliminating a clause that kept banks from being obligated to pay outstanding HOA fees and assessments when dealing with a bankruptcy. Thanks for getting your proxies in and thanks to Marjy Anders for the last minute recruiting of residents that helped get the numbers we needed for passage.

The Board also approved the new slate of officers, and those officers held a short organizational meeting at the end of the annual meeting to assign positions. The Board members for 2023 are:

George Long, President - communicating@me.com 513-934-5664

Karin Streetman, Vice President - karinstreetman@yahoo.com

Janet Robinson, Secretary - jarmagh@me.com

Karen Schlichter, Treasurer - karenschlichter77@gmail.com

Charles Beall, Director - cfbealljr@yahoo.com

The first Board Meeting of the new Board will be January 16th at 5:30pm in the Galvez Room.

New and Improved Website

Thanks to Etheridge Property Management for working to update our website. The new website address is:

<http://www.portroyalpensacola.com/>

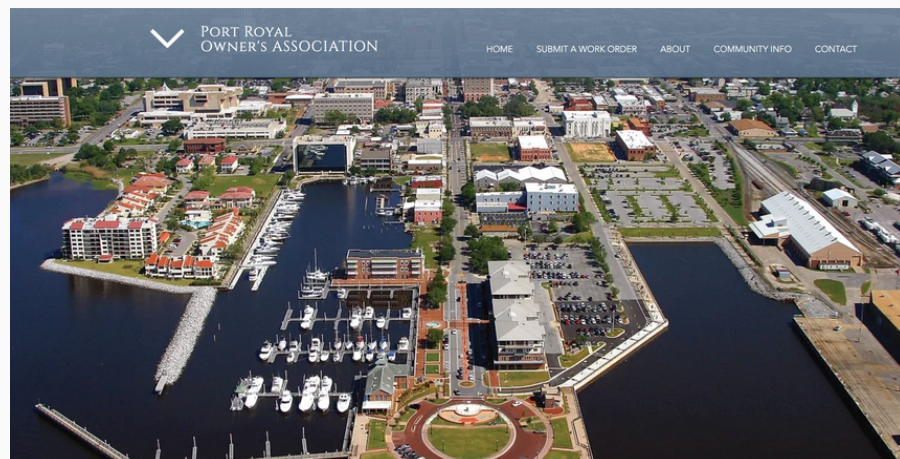
Passwords-

Community Association:

PRcommunity2022

Condominium Association:

PRcondo2022





Portstruction

As all of you know, we are well on our way to getting the townhomes and tower caught up after Hurricane Sally. Although a tough pill for all of us to swallow (the assessments), the project will complete repairs and leave us in much better shape overall. Weekly, everyone will get an email (from Cheryl at Etheridge) with a two week look ahead. Please pay attention to these as they will answer specific questions for when you will be affected. We are working with C-sharpe to put in red each week the items that are action items for owners.

Remember, if you have questions or concerns, these must be directed to Cheryl at Etheridge Property Management only. She is responsible for communicating through the proper channels and documenting our concerns.

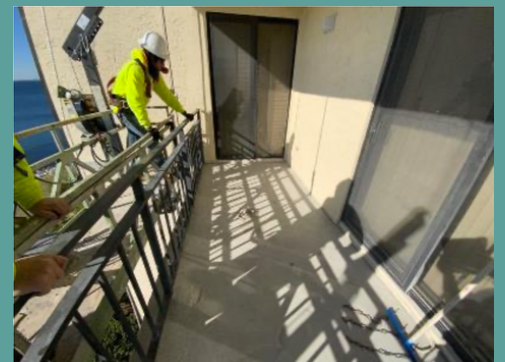
Right now we are still on schedule with the first of the windows and doors due in mid December. Work on painting and repairing the exterior of the townhomes continues. Painting will require that any landscaping in the way be relocated or removed.

Speaking of schedule, you will see that the contractors are referring to "stacks" on the schedule. Right now they have started on the "3-stack" of the tower. This is all units ending in a 3. Next they will be moving onto the "5-stack". Just a little help with their jargon as we move ahead.

As we plan for the eventual replacement of windows, doors and drywall repairs, it is important to understand that individual owners are responsible for the finishes in their own unit. This means that paint, trim replacement and flooring repairs are the unit owners responsibility. The contractors will be finishing the drywall they removed previously, that has not already been repaired, so it is ready for paint.



Our Construction Partners:



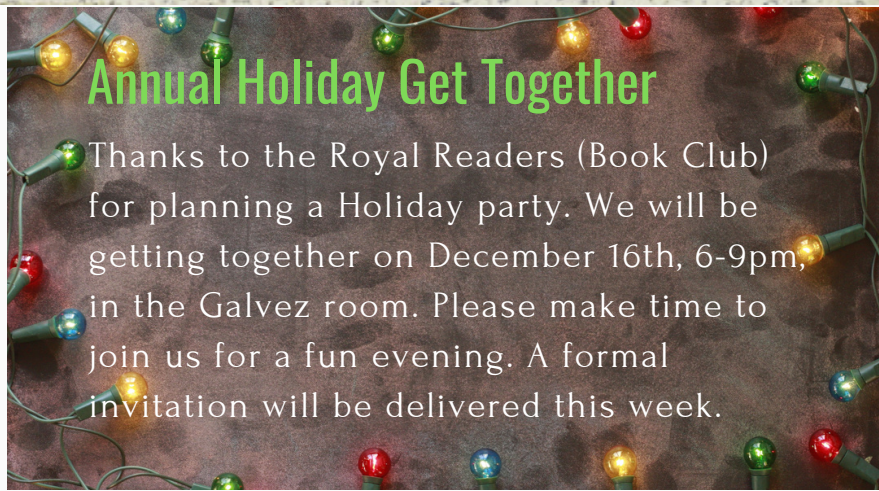


Committee Requests

As you can imagine, the work of many keeps the burden on a few from getting overwhelming. Port Royal has 5 committees working under the Board of Directors that work in their respective areas to help keep life at Port Royal running smoothly. The Committees are as follows:

- Landscaping Committee-Responsible for helping to maintain the grounds and recommending to the Board larger scale third party projects.
- Social Committee- Responsible for planning events and opportunities for our community to interact.
- Future Reserves Committee- Will work with the Board to identify the right amount of money to keep in reserves given the new condo regulations.
- Building Committee- Recommends to the Board work that needs to be accomplished and helps to coordinate long term repairs. Also responsible for follow-up with Etheridge on maintenance work orders.
- Security Committee- Responsible for reviewing and making sure all of the security issues are addressed including cameras, gates and codes. Also makes recommendations on how to improve security throughout the property.
- Architectural Review Committee- Responsible for approving owners request for improvements to their properties.

We will be reaching out to the committee members that have served in the past to find out if they are interested in continuing to volunteer. In addition, we will need new people to serve on the committees. Please consider helping on one of these committees that may interest you. If you are interested, please email George Long at communicating@me.com.



Annual Holiday Get Together

Thanks to the Royal Readers (Book Club) for planning a Holiday party. We will be getting together on December 16th, 6-9pm, in the Galvez room. Please make time to join us for a fun evening. A formal invitation will be delivered this week.

A Special Thanks

We want to acknowledge all of the hard work the committees put in during the last year. In addition, Bob Hoyt has agreed to step up and continue to chair the building committee through the construction project. Although Bob will no longer chair the landscaping committee, he has agreed to continue serving on the landscaping committee. We all know the hard work he does for Port Royal to make it a better place to live and we appreciate it.





Recycling Bins

Here is the list of volunteers from last year that agreed to put out the recycling bins on Tuesday night and bring them back in on Wednesday. We will assume you are doing it again unless you email George Long at communicating@me.com. Thanks

January-Lantz (404)
 February-Hoyt (304)
 March- Breazeale (504)
 April- Guillaume (603)
 May- Schlichter (306)
 June- Anders (606)
 July- Appleyard (103)
 August-Please volunteer!!!!
 September-Cobb (303)
 October- Robinsons (506)
 November- Long (604)
 December- Goodman (705)



Good Neighbors Make a Great Community

Each newsletter we will reserve this section for a friendly reminder for everyone of the rules at Port Royal. Although frustrating at times, rules ultimately lead to a better lifestyle for everyone. This month's Good Neighbor section will focus on parking, which is one of the most common concerns.

- Do not park in fire lanes unless ACTIVELY loading or unloading
- When loading and unloading, do not block ramps and move vehicles once finished
- Ensure contractors park in spaces along townhomes or on the street



See something that needs fixed?

Part of our new website includes a new work order system. If you see something in the common areas or outside that needs fixed, please fill out the form on the website and turn it in. Please do not ask a Board member or another resident to handle the repair. We are trying to document the repairs this year to see what will be the best way to handle repairs in the future.

Link for repair form:

<https://wix.123formbuilder.com/form-3966137/form>