

From: General Manager gm@roneypalacecondo.com 
Subject: RE: [External] PH5
Date: January 28, 2025 at 6:59 PM
To: Jill Lankler jlankler@me.com



Good Afternoon Jill,

Thank you for your email. I have consulted with counsel regarding the recommended actions, and I wanted to provide clarification on this matter.

While it is true that a unit may have received a City violation for not operating with a BTR, as it concerns guests or requests for guest access cards, we do not have the authority to refuse issuing a guest access card if the request is made in accordance with the association's Rules and Regulations. Similarly, we cannot instruct the front desk to disallow individuals from entering the building or "checking in" unless we have definitive evidence.

It's also important that we approach these situations carefully to ensure we are not inadvertently harassing residents or legitimate guests. Without concrete proof, taking a hardline approach could result in unnecessary conflict and potential liability, especially if the individuals in question are lawful guests.

That said, we do encourage Unit Owners to report any suspicious activity to the City for further investigation or to Roney for review. However, as you know, Roney does not currently have a fining/grievance committee in place, which limits our ability to impose fines or suspensions for rule violations.

Please let me know if you have any additional concerns or if you'd like to discuss this further.

Regards,

Ann Keenan, LCAM
General Manager

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