

The Savoy on Palm Condominium Association, Inc.

Board of Directors Meeting Minutes

February 21, 2019

Call to Order: The Savoy on Palm Board of Directors Meeting was held February 21, 2019 on the Third Floor of The Savoy on Palm Condominium at 401 South Palm Ave, Sarasota, Florida 34236. The meeting was called to order by Peter Fanning at 3:03 p.m.

Determination of a Quorum: Board Members present were Peter Fanning, Bruce Blackmore, Jim Heskett, and Leon Ellin. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Jim Heskett) to approve the minutes from the November 15, 2018 Board Meeting. Motion seconded by Bruce Blackmore. Motion passed unanimously.
2. **MOTION** – (Jim Heskett) to approve the minutes from the November 15, 2018 Organizational Meeting. Motion seconded by Bruce Blackmore. Motion passed unanimously.

President's Report: Peter Fanning presented the attached report. He also asked Bill Veal to send out a reminder to all owners regarding air conditioner maintenance and a reminder about water alarms.

Treasurer's Report: Leon Ellin gave a brief report and explained that we are in the process of completing our 2018 audit and that as of right now it appears that we did finish out 2018 slightly favorable to the budget, but not as favorable as we have in the past. He also updated the Board and the owner's in attendance on the current status of the reserve accounts.

Building Manager's Report: Bill Veal presented the attached report.

Facilities Committee Report: Leslie Rivera presented her report based on the most recent Facilities Committee meeting. She also asked the Board to consider replacing one of the elliptical machines in the gym with a second upright bike and explained that the exercise bikes are used a lot more frequently than the elliptical machines.

3. **MOTION** – (Jim Heskett) to approve an expenditure not to exceed \$2,600 to purchase a new upright exercise bike for the gym to replace one of the elliptical machines. Motion seconded by Bruce Blackmore. After a brief discussion the motion passed unanimously.

Leslie Rivera also informed the Board and the owner's in attendance that the display boards with the recommended guest suite renovations are completed and will be on display in the party room for the next two weeks. She said that she would send out an email to the owner's to please review the recommendations and submit any comments or suggestions to her to bring back to the Facility Committee.

Landscape Committee: Dina LaReau presented the attached report.

Mrs. Lareau asked the Board to approve an expense item that had not been considered during the budgeting process.

4. **MOTION** – (Leon Ellin) to approve an expenditure not to exceed \$2,270.50 to replace the Indian Hawthorne around the front fountain with Green Island Ficus. Motion seconded by Jim Heskett. The motion passed unanimously.

Civic Activity Report: Peter Fanning presented the attached report.

Old Business: None at this time

New Business:

- Bruce Blackmore brought up the fact that it is very dark on the sidewalk along the parking lot next door to the property. He wanted to know if something could be done to get the lights functional at the driveway to the parking lot next door. Peter Fanning explained that this had been investigated before and that the lights next door are not functional and would need to be re-wired for them to be functional again. Mr. Fanning also said that he would speak to the city to see what lighting improvements could be done.
- Dina LaReau spoke to the owner's in attendance and informed them that there is not currently an active Social Committee but that she, Brenda Griffiths, and Marge Ellin have agreed to put together a cocktail party for the owners on March 19, 2019 in the third floor party room and that invitations will be going out soon to all owners.

Owner Comments:

- Jerry Elden asked if we could do something to get the construction sign that is laying face down on the city property next door and the traffic cone with it removed. Peter Fanning said he will talk to the superintendent of the construction project down the street and if that was not successful, he would contact the city.

Adjournment: There being no further business, the meeting was adjourned at 4:05 p.m.

PRESIDENT'S REPORT 2/21/19

We have had a water leakage event in a unit that has caused damage to unit with a leak and the unit below. The cause was from a malfunctioning air handling unit that was not being maintained by a professional HVAC Company.

Unit owners should be aware of the provisions in the Savoy's Condo Documents – Declaration of Condominium, Article 8 at 8.3, "Maintenance, Repair and Replacement By The Unit Owner."

There continues to be some discussion of alternatives that may be available to unit owners, and ultimately the Association as to what if anything can be done to remove trees that have grown to such substantial height as to impede a view or cause other problems. We have reviewed our options from an aesthetic point of view as well as to any health or safety issues which might result from such a situation. The Association is very limited in what it can do even if there is a safety issue from dropping fronds.

An owner has asked if there might be a better way to handle upgrades and facilities work in the building and with its amenities. Presently, the process seems to be somewhat piecemeal and the owner would like to see a process based on a plan in consideration of reserved and non-reserved items. I will meet with the owner to review this suggestion.

The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
2/21/2019

Elevators (Update) – We have had a few issues with the elevators on the north side of the building since my last report. Schindler has been very responsive, and all repairs have been covered under our maintenance agreement.

Paver Repairs – I have had several areas repaired recently (rear area of pool, north sidewalk) at a cost of \$1,200. I have another proposal to repair a few more areas (front of lobby area, entrance to second floor garage, and a small repair on sidewalk at north side of property line) the amount to complete the listed repairs is \$1,200 and I would like to proceed with this as soon as possible.

Fire Alarm System (UPDATE) –

- We had a repair completed to the system in December that was causing the speakers to hum loudly throughout the building. Since the repair was completed the speaker hum has not returned.
- We had our annual test and inspection completed earlier in the month. There were a few speaker issues discovered during the test. I have not received the proposal for the repairs yet, but once it is received I will get the repairs completed as soon as possible.

Smoke Detectors & Water Alarms – We go back to daylight savings time on March 10th, this is also a good time to change out the batteries in your smoke detectors and water alarms. Most all of the smoke detectors and water alarms take one nine volt battery and if you can't remember the last time they were changed, this may be a good time to do so. The water alarms have saved quite a few unit owners from water damage since they were originally installed, but they are not always 100% effective as we found out this week.

Respectfully Submitted,

Bill Veal

Savoy on Palm Facilities Committee Minutes

February 18, 2019

Attending Members: Leslie Rivera, Peter Fanning, Dina Lareau, Brenda Robyn Reston, Kim Blackmore, Toby Kaulkin

Absent: Sandy Rifkin

Savoy Staff: Bill Veal

1. The meeting was called to order at 2:01pm in the Social Room on the 3rd floor of the Savoy on Palm
2. The committee reviewed the guest suite boards. After comments and questions, the members of the committee unanimously voted to post the boards with the addition of a summary price list on the board.
3. Dina Lareau gave a progress report on the landscaping. She is working with the landscaper to ascertain, among other considerations, what to plant and mulch in the north yard where the jasmine doesn't grow well because of the shade.
4. Bill Veal is looking into cleaning the teak bench in the North yard.
5. Bill Veal will work with the housekeeper to see that the fitness room floor is cleaned on a weekly basis.
6. Dina and Robyn Reston are continuing their research for new outdoor furniture.
7. Bill Veal has called Mr. Grab Bar to install grab bars in the guest suite bath.
8. Kim Blackmore mentioned the globe lights above the second-floor garage ramp need cleaning. Bill Veal will explore remedies to clean the globes.

The meeting was adjourned at 2:40pm

LANDSCAPING COMMITTEE REPORT

FEBRUARY 21, 2019

- The Jasmine in the northwest corner of the property along the driveway and sidewalk continues to do poorly. After further consultation with the landscaper, Bill and I recommend going forward with a replacement plan. Attached is an amended proposal of \$1,234.13 for replacing the topsoil and the variegated jasmine with new topsoil and a solid green variety of jasmine, which should do better in the shaded area.
- We have revised the original plan to initially replace the dead hawthorn plants in front of the fountain and then later in the season to replace all of the hawthorn plants with Green Island ficus. We have decided we are into a good growing season and do not need to do the temporary replacement of the hawthorn. Attached is an amended proposal of \$2,270.50 for replacing the hawthorn in front of the fountain.
- An owner has brought a concern to the Facility Committee regarding the loss of greenery adjacent to the north side of the building that is the result of the repair work to the cables. Bill and I are exploring several alternatives to correct this situation including mulching or groundcover. We will present a proposal to the Board once we have made a final decision.
- The lobelia along the pool's southern wall did not survive some severe weather. We have signed a proposal to replace them with bright violet geraniums. We have also ordered some replacement alyssum in the front entrance pots.
- Grant has changed their scheduled workday at The Savoy from Wednesdays to Mondays.
- We continue to try to get more timely responses from Grant and faster implementation of approved proposals.

Submitted by Dina LaReau
Landscaping Subcommittee
February 21, 2019



1465 Northgate Blvd
Sarasota, FL 34234

941-343-9396 phone
941-378-9710 fax

Estimate

Date	Estimate #
2/7/2019	31122

Phone	Email
1-941-951-2800	billv_at_thesavoy@verizon...

Name / Address

The Savoy on Palm
401 S. Palm Avenue
Sarasota, FL 34236

Terms	Due Date
Due on receipt	2/7/2019

Project

FEB2019 SEASONAL COLOR

Description	Qty	Unit Cost Price	Total:
1. This estimate defines the scope of work. There is no landscape plan or as-built 2. A Utility location stake out will be required, this is scheduled by Grants Gardens. 3. If paying by credit card there will be a 2% surcharge add to the estimate total.			0.00
THIS ESTIMATE IS FOR THE SEASONAL COLOR REPLACEMENT:			
LOCATION - SOUTH SIDE OF POOL			
Geraniums (bright violet) spp. - 6" Pot - Please note there is no warranty on annuals.	36	8.30806	299.00
Soil Amendments for seasonal color which includes fertilizer, fungicide, snailbait, etc. per flower	36	0.6826	24.57
LOCATION - ENTRANCE POTS			
Alyscum - 6" pot - no warranty on annuals	40	8.308	83.08
Soil Amendments for seasonal color which includes fertilizer, fungicide, snailbait, etc. per flower	40	0.683	6.83
LOCATION - NORTH SIDE NEAR THE ROAD AND JASMINE BED			
Labor to remove jasmine minima and .5 inches of soil		165.00	165.00
Debris removal and disposal Per Load		50.00	50.00
INSTALLATION:			
Minima Jasmine - Trachelospermum asiaticum 'Minima' - 1gal	90	9.765	878.85
Top Soil (2/3)/ Compost Mix (1/3) per yard	1	77.70	77.70
Pine Bark Fines - per 2 cu.ft. bag	10	6.258	62.58
LOCATION - TOP DRESS THE ENTIRE PROPERTY:			
Cocoa - Brown Mulch per 2 cu.ft. bag	140	8.296	1,161.30

A 2% convenience fee will be added to all credit card transactions over \$2000.00.

Total: \$1,234.13 ~~\$2,809.00~~

1. Plant Material priced subject to availability.
2. Grant's Gardens, Inc. cannot be held liable for any damage to underground wiring and/or utilities that we are not aware of prior to digging. This includes but is NOT limited to any and all underground utilities (cable, FIOS, gas and electric), other lines, pipes, wires, dog fences, lighting and all other privately installed systems. Repairs will be billed accordingly.
3. 50% deposit required to initiate your landscape project.
4. This proposal is valid for a period of Thirty (30) days.

Signature: _____

Replace Jasmine



1465 Northgate Blvd
Sarasota, FL 34234

941-343-9396 phone
941-378-9710 fax

Estimate

Date	Estimate #
11/8/2018	30468

Phone	Email

Name / Address

The Savoy on Palm
401 S. Palm Avenue
Sarasota, FL 34236

Terms Due Date

Due on receipt 11/8/2018

Project

November 2018 Front Bed

Description	Qty	Unit Cost Price	Total:
OPTION #1			
FRONT PLANT BED TO FILL IN GAPS - INSTALL			
Indian Hawthorn - Rhamphiolepis indica - 3gal	45	20.22	303.30
Top Soil (2/3)/ Compost Mix (1/3) per yard	0.5	77.70	38.85
Cocoa - Brown Mulch per 2 cu.ft. bag	20	7.90	158.00
OPTION #2			
FRONT PLANT BED			
Labor to remove all Indian Hawthorne.--INSTALL			
Ficus microcarpa 'Green Island' - 3gal	70	20.48	1,433.60
Top Soil (2/3)/ Compost Mix (1/3) per yard	2	77.70	155.40
Cocoa Brown Mulch per 2 cu.ft. bag	35	7.90	276.50
Debris removal and disposal		75.00	75.00
Grant's Gardens is not responsible for any underground pipe or wiring beyond what it marked in utility stake out. All irrigation repairs and changes made in conjunction with this planting/landscaping will be billed on a time and materials basis. other buried service. Every effort will be made to avoid such damage but if this is a concern the homeowner is responsible for having these services marked or flagged by the appropriate authority.		0.00	0.00

A 2% convenience fee will be added to all credit card transactions over \$2000.00.

Total: \$2,270.50 \$2,770.65

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2. Grant's Gardens, Inc. cannot be held liable for any damage to underground wiring and/or utilities that we are not aware of prior to digging. This includes but is NOT limited to any and all underground utilities (cable, FIOS, gas and electric), other lines, pipes, wires, dog fences, lighting and all other privately installed systems. Repairs will be billed accordingly.
3. 50% deposit required to initiate your landscape project.
4. This proposal is valid for a period of Thirty (30) days.

Signature: _____

Ficus

CIVIC COMMITTEE REPORT 2/21/19

Gotcha Rides, the small electrical vehicle transport system is up and running having completed its trial period. The App, available wherever you go to download apps is available at Gotcha Rides. They do take credit cards only, including American Express. Ride per person is \$3.00, and they have expanded the area of operation to include the airport to the North and Sarasota Memorial Hospital to the South.

The Downtown Sarasota Condominium Association will hold its Annual Meeting for members and residents o March 26 at the new Embassy Suites Hotel, 202 N. Tamiami Trail. Gotcha can get you there, and the DSCA is working with them to assure there are adequate vehicles available and a special event rate as we believe people will use this convenience to and from the meeting rather than paying for valet or parking at the hote.

The meeting starts with a Board Meeting, followed by an annual member Board meeting with election of directors and officers and then a program stating at 5:00 P.M. will be presented featuring City Officials speaking to problems, solutions and future as our city grows. So far invited speakers and panel members are City Manager Tom Barwin, Director of Planning Steve Cover, Director of Parking, Mark Lyons, Director of Public Works, Colleen McGugh, Director of Transportation, and Dan Ohrenstein, Roundabouts Now and the Future. Peter Fanning will be Panel Moderator.

Lemon Avenue Streetscape went down in flames this past Tuesday night after Patrick Gannon, President of DSCA and Peter Fanning, along with several other DSCA members and non-members spearheaded an effort to assure that residents' concerns were heard, trees preserved and walkability maintained.

As in the past, I am responding to the ever present questions regarding the homeless population in Sarasota. I am planning on presenting an education program for Savoy residents and neighboring condominiums. There are many people working hard to make sure there is an adequate system being developed to care for this population and to assure that permanent residents and those residents without permanent places to live can share the same spaces in our community. More to come on this later.