

The Savoy on Palm Condominium Association, Inc.

Annual Meeting

November 15, 2018

Call To Order: The Annual Meeting was held November 15, 2018 on the Third Floor of The Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, Florida 34236. Peter Fanning called the meeting to order at 4:02 p.m.

Peter Fanning introduced Jeff Whittaker to the owners in attendance. Jeff gave a brief update on changes at the CPA firm and introduced Jonathan Crick as the new owner of the firm. Jonathan Crick gave a brief history about himself and reassured the owners that they do not plan on any changes to the services provided to the Association.

Determination of a Quorum: Board members present were Peter Fanning, Leon Ellin, Jim Heskett and Bob Hendel. A quorum was declared with 15 members present in person and 5 members present by proxy.

Confirm Proper Proof of Notice: Proper proof of notice was established in accordance with the Condominium Documents and Florida Statutes.

Approval of Minutes from the 2017 Annual Meeting:

MOTION – (Leon Ellin) to approve the minutes from the 2017 Annual Meeting. The motion was seconded by Jim Heskett. With no opposition from the membership, the motion was approved unanimously.

Officer's Reports:

President's Report: Peter Fanning presented a brief report and thanked the Board Members that were involved with the Post Tension Cable project. He also introduced the new owners of units 802 and 1003. Hein & Claire Rusen were present for the introduction and are the owners of unit 802. Sidney and Kathleen Boren were not present but are the new owners of unit 1003.

Unfinished Business: None at this time.

New Business:

Election of Directors: There were two Board Members whose terms were expiring (Richard Rivera and Bob Hendel). There was only one owner that submitted their intent to run for the Board. The owner running for the Board was Richard Rivera. Peter Fanning announced that since there is only one person running for two open seats on the Board that no election was needed and that the Board would appoint a new member to the Board at the Organizational meeting.

Apply 2017 Operating Surplus:

MOTION – (Leon Ellin) to apply the 2017 operating surplus of \$30,657.51 to the 2019 reserve assessment. Seconded by Jim Heskett. After a brief discussion amongst the membership, the motion passed unanimously.

Approve Amendment to Declaration:

MOTION – (Leon Ellin) to approve the proposed amendment to Article VII of the Declaration of Condominium as it was presented to the membership (a copy of the proposed amendment is attached). The motion was seconded by Bob Hendel. After a brief discussion amongst the membership, the motion passed unanimously.

Other New Business: None at this time

Adjournment: With there being no further business at this time the Annual Meeting was adjourned at 4:17 p.m.

1. Proposed amendment to Article VII of the Declaration of Condominium to read as follows:

NOTE: PROPOSED NEW LANGUAGE IS UNDERLINED AND DELETED LANGUAGE IS STRICKEN THROUGH WITH HYPHENS

7.7 Pets Restricted. ~~No Unit Owners may permit, keep and or maintain any pets or animals~~ in a Unit or in the Common Elements as follows:

Only except for domesticated dogs and, domestic cats, and/or fish where such pets are not a nuisance ("permitted pets") are allowed within a Unit or upon the Condominium Property, without the prior written consent of the Board of Directors. No dog shall weigh greater than fifty (50) lbs. No vicious breeds shall be allowed in the Condominium, which shall include but not be limited to: Pit Bulls, Doberman Pinschers, Rottweilers and German Shepherds, any animals being a mixture of those breeds listed above, or other breeds deemed dangerous in the reasonable discretion of the Association. Tenants, guests or invitees of a Unit Owner are ~~not~~ permitted to bring pets or animals ~~of any kind~~ into the Condominium and must observe the restrictions in this Article 7.7 any other rules/regulations established by the Board of Directors. All dogs must be on a leash and accompanied by its the owner/handler when using the Common Elements. Dogs are permitted to roam free without a leash only when they are within the outside, fenced-in area known as the "dog run area" and while the owner/handler is also present. Otherwise, no pets shall be allowed to roam free on the Common Elements. If, in the sole opinion of the Board, a ~~permitted~~ pet ~~has~~ becomes a nuisance, the Board shall have the right to require the pet to be immediately removed permanently from the Condominium Property. No Unit Owner may permit, keep, or maintain more than two (2) dogs and/or cats, combined, in a Unit or on the Common Elements ~~Areas~~ at any time. In the event that a Unit Owner owns more than two (2) dogs or cats upon the purchase of a Unit, and such pets otherwise comply with the requirements herein, including but not limited to, the weight limitation, that Owner may be permitted, at the reasonable discretion of the Board, to keep such additional pets despite the restriction limiting Owners to only two (2) dogs and/or cats. In addition, the Board may, in its sole discretion, waive the weight limitation set forth above in the event that a purchaser of a Unit owns a pet exceeding the weight limitation at the time of contracting to purchase a Unit. Notwithstanding the foregoing, no Owner, nor his tenants, licenses, invitees, successors or assigns may, at any time, with or without the written permission from the Association, have more than three (3) dogs and/or cats in the Unit or on the Common Elements ~~Areas~~. In the event that an Owner has received permission to keep three (3) ~~pre-existing~~ (i.e. owned and kept by the Owner prior to contracting to purchase the Unit) pets or a pre-existing pet exceeding the weight limitation, and any such dogs and/or cats die or are no longer residing at that Owner's Unit, they shall not be replaced with additional pets so as to violate the restriction limiting an owner to a total of two (2) dogs and/or cats or replaced with another pet exceeding the weight limitation.

All dogs and cats must have and display, as appropriate, evidence of all licenses, registrations and inoculations as may be required by the State and/or City/County. Having a permitted pet on the Condominium Property is a privilege and not a right and therefore subject to a conditional license. Permission to have a permitted pet on the Condominium Property may be revoked for

any violation of the requirements of the provisions of this section or the rules adopted by the Board from time to time or should any permitted pet on the Condominium Property show dangerous propensities, become a nuisance or should the Unit Owner (or other person) fail to properly control or immediately clean up after the pet. A Unit Owner shall be liable for any damage to any of the Condominium Property caused by his or her pet.

ACTIVE: 10959568_1