

The Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting Minutes

June 4, 2020

Call to Order: The Savoy on Palm Board of Directors Meeting was held June 4th, 2020 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 Richard Rivera at 3:00 p.m.

Due to the current "social distancing" requirements, the Board met in person and the owners were invited to attend via telephonic conference call. There were 6 owners who attended the meeting via conference call.

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

Approval of Minutes:

1. **MOTION** – (John Metz) to approve the minutes from the February 13, 2020 Board Meeting. Motion seconded by Bruce Blackmore. Motion passed unanimously.

President's Report: Richard Rivera reported that it has been a relatively quiet time since the last meeting and that he really appreciates the fact that our owners went out of their way to maintain and live with the restrictions that had to be put in place. Mr. Rivera also thanked Bill Veal and his team for doing a terrific job of adapting to the circumstances.

Treasurer's Report: Leon Ellin reported that he recently circulated the most recent Financial Statements to the Board and that we are tracking very close to budget with the only significant variance at the moment being repairs & replacements which was increased substantially this year to cover unforeseen expenses that are not included in the reserve budget.

Jim Heskett asked about the approximate twenty percent increase in the budget for Insurance. It was explained that we had a rather steep increase in insurance on the renewals for 2019-2020 and budgeted for a possible increase for the renewals for 2020-2021.

Jim Heskett also asked about the increase to the repairs and replacements budget for 2020. Mr. Ellin explained that several years ago that the decision was made to only include major expenses in the reserve budget. Because of that smaller repairs and replacements must be included in the operating budget and that the dollar amount is an estimate and may or may not be used this year. If it is not needed this year than it will be used to offset the reserve budget for the following year.

Mr. Heskett also mentioned that it appears that we are currently about \$26,000 under budget. He asked if this is due to timing? Mr. Ellin explained that it is mostly due to timing, and the lack of expenses needed from the repairs and replacements account in the operating budget.

Bruce Blackmore asked about the year to date amount of insurance on the financial statement. He asked what the total cost of the insurance is for the year. Mr. Ellin explained that the budgeted insurance amounts have been increasing annually and the amount budgeted for this year is \$76,306.

Mr. Blackmore asked the amounts budgeted on water & sewer versus electricity. It was explained that we do spend more annually on water and sewer than we do for electricity.

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

There was a discussion on the Domestic Backflow preventer repairs. It was determined that we wait until after the paint project to proceed with the exploratory work to determine what the cost of a future repair will be.

There were no objections from the Board to opening the Community Room and Guest Suite back up for normal usage.

There was a discussion about the possibility of upgrading our existing security software to a newer more recent version. Bill Veal was asked to research upgrading the existing security software and/or security hardware and bring that information back to the Board to discuss.

Facilities Committee Report: Leslie Rivera presented information to the Board on a replacement exercise machine to replace the outdated elliptical machine currently in the fitness center. She also presented proposals to the Board for the replacement of the window treatments in the fitness center.

2. **MOTION** (John Metz) to approve an expenditure not to exceed \$7,300 to purchase a Precor AMT 835 to replace the elliptical. Motion seconded by Leon Ellin. After a brief discussion, the motion was approved unanimously.
3. **MOTION** (John Metz) to approve an expenditure not to exceed \$23,054.22 to proceed with the replacement of the window treatments as presented in the proposal from Steven's Blinds & Beyond. Motion seconded by Bruce Blackmore. After a brief discussion, the motion was approved unanimously.

Social Committee Report: Leslie Rivera made a brief announcement that the Committee is planning a welcome back party to be held in the future.

Old Business: None at this time.

New Business: None at this time.

Owner Comments:

- Ron Shapo asked how long the paint project is expected to take to complete. Bill Veal advised that if the project runs on schedule it will take about 3 to 4 months to complete.

Adjournment: There being no further business, the meeting was adjourned at 3:53 p.m.

The next Board Meeting is scheduled for October 8, 2020 at 3:00 p.m.

The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
6/4/2020

Backup Generator (UPDATE) – I have authorized TAW to proceed with repairs to the generator (oil leak, new belts, and new batteries). They have ordered the parts and will schedule the work once the parts are in. The repairs may take 2 days to complete. If so, we would be without emergency power until the repairs are completed. (\$2,250 not including batteries)

Electric Car Charging (UPDATE) – The post tension cables have been marked in all of the mechanical rooms. The second-floor garage has a lot of cables in the area needed to penetrate the floor to run electric down to the first floor garage. We should not have any issues getting electrical conduit from the electrical rooms down to the second-floor garage. I would recommend that any first floor garage owner that does want to install electric in their garage to have their electrician coordinate with GPRS to locate the best location to drop from the second floor garage to the first floor in relation to that individual's garage. The area that was marked on the second-floor garage has many more post tension cables than the other floors.

Domestic Backflow Preventer (UPDATE) – I followed up with McDonough Plumbing on the backflow repairs. They do not recommend we try to replace the flange on the existing pipe due to the condition of the threads on the pipe. They recommend replacing the line. This would require some exploratory digging in the area of the waterline to determine the best way to replace that section of pipe. He estimates 2 men for 3 to 4 hours at a cost of between \$540 - \$720 to complete this. Once this is done he could provide a firm proposal to replace that section of pipe. I recommend that we hold off on this at least until that side of the building painting is completed.

Paint Project – The paint project was originally scheduled to begin on May 4th but due to the Corona virus this was postponed. We have rescheduled the work to begin on June 22nd.

Window Cleaning – The quarterly window cleaning was scheduled for tomorrow, but due to the current weather forecast it has been postponed and will be rescheduled in the near future.

Pool Service Company – I have had several issues with our current pool service provider. Most areas of concern involve communication when there is a problem with the equipment, and the proper maintenance and cleaning of the fountain. I would like to switch to a different service company. That company is Galaxy Pools, their monthly rate is \$125 less per month than what we currently are paying, and this is the same

The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
6/4/2020

company that I currently use for major repairs. They are also the company that resurfaced the pool back in 2014. The service days would remain the same as at we currently have. We will be required to provide a 30 day notice to the current company. I would like to proceed with sending the notice so long as there are no objections.

Elevator Tile Grout – I have a quote not to exceed \$1,000 to re-grout the floors of the 4 elevators. If approved, I would recommend that we hold off having this completed until the current renovations are completed and the paint project is completed.

Landscaping (UPDATE) – The summer flowers were installed in April. We did lose about 25 of the flowers in front of the fountain and those along with additional flowers behind the spa were installed yesterday.

Amenities – I have a request for a dinner party for 8 couples in the Party Room, and we have had inquiries about the guest suite as well. Are we able to open all amenities back up?

Other Items to Mention –

- Our security server crashed a couple of weeks ago and had to be taken in for repairs. It is back up and running, but I am working with our IT company on getting pricing for a new server. (no invoice yet for repair)
- Garage gates have had chains and drive belts replaced (\$100 for parts)
- A repair was completed on the pressure relief valve of the fire sprinkler backflow preventer (\$504 for parts)
- Laundry room faucet replaced
- Security camera hard drive on DVR had to be replaced (\$25 for parts)
- Guest suite toilet tank has been re-built (\$28 for parts)

Respectfully Submitted,

Bill Veal