

Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting
July 5, 2007 Minutes

The Board of Directors Meeting was held July 5, 2007 on the Third Floor of the Savoy on Palm Condominium Association at 401 South Palm Avenue, Sarasota, FL 34236 in accordance with Proper Proof of Notice. The Directors present were Peter Fanning, Wayne Ruben, Morton Siegel and George Hawley was present via teleconference call. Thomas Richardson and Kim Fisher were present representing Beth Callans Management Corporation.

Call to Order

Mr. Fanning called the meeting to order at 4:15.

Confirmation of Proper Proof of Notice

Mr. Richardson stated that Proper Proof of Notice was posted according to Florida Statute.

Determination of a Quorum

Mr. Fanning noted that a quorum was established with all Board Members present.

Rob Crain Report

Mr. Crain indicated that he was almost complete with his engineering study of the building and hoped to have a final report by Monday July 10, 2007 to the Savoy Association Attorney.

Reading and Approval of Minutes

Mr. Fanning deferred the reading and approval of the minutes for May 3, 2007 and June 7, 2007. Mr. Fanning asked for a motion to waive the reading of the minutes of April 19, 2007 and that the Board approve the minutes with a minor correction as noted. Mr. Siegel made the motion and Mr. Ruben duly seconded the motion and it passed unanimously.

Mr. Fanning suggested that once minutes are approved that a copy be posted at the Concierge Desk for any owners to read and or provide the owner with a copy if requested. The minutes could be posted on the Savoy website as well.

Treasurers' Report

Mr. Siegel announced the Association is approximately \$12,600 under budget. The insurance renewal policies were only \$62,199, which includes wind and flood insurance. Mr. Siegel noted that \$98,000 was the budgeted amount for the insurance in 2007. Mr. Richardson informed the Board that Brown and Brown, which had given the Association an alternate proposal, stated that the Association could expect a credit as much as \$10,000 on the windstorm coverage with Citizens Insurance. The Wind Mitigation form would be submitted with the renewal on July 20, 2007. Robert Crain had agreed to provide this report for the Association at no charge and it should be received next week. The total insurance cost should be approximately \$55,000 with the expected credit from Citizens.

Mr. Richardson went on to explain that the property value was increased from \$19,000,000 to \$20,000,000 in accordance with the Insurance Appraisal Report for an additional cost of \$1200. The Directors and Officers Policy did not have a breach contract provision which was added at a cost of \$73.00. Mr. Fanning pointed out the fact that our policy does have a 3% deductible on any claims. Mr. Fanning suggested the Association consider a separate policy for the art in the building. Mr. Richardson would check with the insurance company to see if a separate rider could be purchased and review the inventory list that would help establish the values of the art.

President's Report

Mr. Fanning asked for some direction from the Board regarding the security of FOB's. Mr. Fanning was concerned with the number of unaccounted for FOB's. Currently, owners are limited to five FOB's. The Board agreed that if they were not closely monitored, it would be a security issue. The Board requested that the concierge desk provide a list of every FOB that has issued to owners, as well as vendors. Mr. Fanning has informed the concierge to put a freeze on the issuing of FOB's until further notice. The Board agreed to address this situation again at the next Board meeting.

New signs have been posted on the property which state the Sarasota Police Department has the right to enter our common areas 24 hrs a day. This will assist the police in being able to walk the property while they are on patrol in order to address the problems with vagrants on the property.

Mr. Fanning asked about billing status of gas to unit owners. Mr. Richardson explained that the 2nd Quarter reading was just completed and that bills would be sent within a few days.

Committee Reports

Turnover Committee Report – Wayne Ruben

Mr. Ruben stated that the association had 120 days to file the Crane Report. Mr. Siegel stated that the process was governed by Florida Statute, Chapter 558 "Construction defects". Under the statute, Turner Construction has 50 days to respond, then they have the right to inspect and then mitigation begins.

Facilities Committee

Ms. Lareau had a written report which was accepted by the Board. She mentioned that Jim Tryner should supply a warranty punch list of the common areas to be given to Turner Construction. Mr. Richardson noted that Mr. Tryner had been working on a common area punch list and the list would be given to Mr. Ruben.

Rules & Procedures Committee

A suggestion was made that owners should be informed when any change is made to the rules and regulations. Mr. Fanning stated that he was editing the Rules and Regulations and they will be distributed to all owners when finalized. The Front Desk has a copy of the draft in the event anyone has questions.

Mr. Fanning discussed the rules for the common area usage of the washer and dryer.

Mr. Fanning discussed the **no smoking** policy in the guest suite, the deposit required and the proposed \$1000 fine for smoking in the guest suite. There was discussion about the \$1000 fine and no objection to adding it to the Rules and Regulations of the Savoy on Palm Condominium Association.

Mr. Hawley brought to the attention of the board that the Association could be in violation of federal law with regard to not allowing satellite dishes. Mr. Hawley noted that the 1996 Telecommunications Act allowed residents to obtain alternative television service which conflicts with the Association Documents. Mr. Hawley volunteered to research this and report back to the Board. Mr. Richardson stated that he thought the building may be wired for the installation of a master antenna system and he would confirm with Liz Breuer.

Life Safety Committee

Energy savings and lighting has been a work in progress. The Association energy bill has decreased; however, there were a number of changes to be made. Mr. Fanning noted that a larger lift was needed to complete repairs on the chandelier. Other items mentioned were as follows:

- The lamp outside the garage is now working
- A motion switch will be added to gazebo lights
- On /off switches for storage area have been completed
- Exit stairways and garages that have not been completed will be revisited this Fall
- A motion switch for the Fitness Room has been ordered
- Timer clock controls have been installed for the pool lights and the spa lights

Mr. Fanning reported that Mr. Doery had located a fuel company that would be able to service the generator fuel tanks; however, Mr. Doery was concerned about the weight of the truck on the driveway and was exploring various options.

Social Committee

Mr. Fanning announced that Betsy Cole had agreed to Chair the Social Committee. There was no report at this time.

Grievance Committee

Mr. Siegel stated that a report was submitted to the Board by email and had accepted by the Board.

Mr. Fanning stated that Board had not taken any action to date and had directed the Grievance Committee to appoint members to meet with the grievant.

Beth Callans Management Report

Mr. Richardson reported that the gas bills were to be mailed to the owners July 6, 2007. This billing would be for the first and second quarter of 2007. He noted that the first quarter would also include the time frame from the unit owners move in date in 2006. It had been noted that several of the meters had been tested and did not start at a zero reading, thus the Board of Directors had authorized a 10 unit credit for each owner.

Mr. Richardson reviewed the staffing changes that had taken place as follows:

- Jim Tryner moved to full time maintenance from 7am to 3pm.
- On Thursday and Friday, Jim Tryner would cover the Desk from 7am to 10am
- Joe Early would cover the Desk 7am to 10am Monday through Wednesday
- Juan Garcia was new to the Savoy and would be responsible for janitorial and housekeeping. Arisleydis had been relocated to another property.

Mr. Richardson reviewed the AES Billing Responsibilities Summary:

Association Owes Floria	\$1,750.00	minus \$625 =	\$ 1,125.00
Association Owes AES	\$1,797.10		
Owners Owe Association	\$2,837.10		

Total Payment by Association =	\$1,797.10 + \$1,125.00 =	\$2,922.10
Total Owed Assn by Owners =		<u>\$2,837.10</u>
Net Expense to Association =		<u>\$ 85.00</u>

Mr. Richardson suggested to the Board that the association should in fact pay these bills, since the Association was the responsible party, and then bill the owners accordingly.

The Board of Directors agreed to pay the Bill for AES and to hold off paying the Floria amount until the owners had reviewed their bills and until the Board reviewed the Crane Report.

Mr. Richardson stated that a contract had been signed with East Coast Fire Protection, Inc., who installed the fire suppression system. A five year contract was signed to maintain a lower cost and included an extra three year warranty on the system.

Mr. Richardson mentioned that a revision was made to the HVAC contract with Cortez Heating & Air Conditioning and the contract was ready for Board approval and signature . The cost for the common area was \$6634 per year and included all fans, except individual garage fans. Mr. Richardson stated that there were two contract options for owners as follows:

1. Quarterly price was \$191 per system per year and included three (3) filter changes and one annual inspection
2. Semi-annual price was \$131 per system and included one filter change per year and one annual inspection

Cortez Heating and Air Conditioning will be sending letters to all the Savoy on Palm owners explaining these options.

Mr. Richardson commented that a contract had been signed with Knollwood Pool Service and that there was good feedback from the owners. Mr. Richardson presented prices for purchasing extra pool filters. The Board instructed Mr. Richardson to negotiate a better price with Knollwood Pool and to purchase the extra filters.

Mr. Ruben made a motion to purchase containers for the pool cushions and Mr. Siegel duly seconded the motion. The motion carried unanimously.

Mr. Richardson presented three (3) Pest control contracts. The Board decided to use “NaturZone as they used an environmentally friendly treatment program that was safe for humans and pets. In addition, they would enter units only one time per year and treat the common areas on a monthly basis. There would be no charge for “call-backs”.

Old Business

Mr. Kidd thanked the Board of Directors for their hard work on behalf of all residents.

New Business

Mr. Fanning brought up the elevator use situation with regard to the contractors. There was concern as to the dirt being tracked into the elevator as well as the use and abuse. The Board of Directors determined a letter would be sent by the Board to the owners regarding construction rules and regulations.

Mr. Siegel discussed extending the fence on the north side of the building. People from Burns Court have been using that unsecured area as a short cut. It was also noted there was no security on the gates on the north side of the building and the entrance to the pool area. Keypad locks could be purchased at a cost of \$1770.30 from Arrow Fence Company; it was not budgeted but Mr. Siegal felt this was a major security issue and he asked the Board for approval of the expenditure for additional fence and keypad locks. Mr. Fanning requested Mr. Siegel present this matter to the Budget Committee. Mr. Siegel acknowledged that he would submit a report identifying the security issues and bids for the project.

Owners Comments

Ms. Rivera requested the doors remain open to concierge desk as it poses a potential security risk as residents cannot see who, if anyone, is at the concierge desk. Mr. Fanning stated that the Board made this decision at the request of multiple owners who did not like having to feel obligated to converse with the concierge. It was also suggested that some owners were not respecting the boundary of the concierge area and would just walk behind the concierge desk. The Board discussed some alternative options, but nothing was decided.

Other questions / comments that were brought before the Board were:

- Inoperative Outdoor lighting: *parts have been ordered*
- Lights fixtures were taken from Ms. Rivera's elevator lobby. She requested that owners and staff be alert to the situation and if found contact her.
- AC vents very dirty. *The Savoy maintenance staff will take care of this*
- Trash bins out front damaging grass. *Beth Callans management will direct someone to bring bins in right after pick up*
- Hazard Sticker on inside of garage doors? *Will look into this*
- Can the length of time the lights stay on in the garage be adjusted? *Will look at manual to see if this is possible.*

Adjournment

There being no further business, Mr. Fanning motioned that the Board of Directors Meeting be adjourned at 6:45 p.m.; it was duly seconded by Mr. Ruben and the motion carried unanimously.

Next meeting August 2, 2007

Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation

