

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 1, 2007

The Board of Directors Meeting was held November 1, 2007 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, FL 34236 in accordance with Proper Proof of Notice. The Directors present were Peter Fanning, Wayne Ruben and Morton Siegel. George Hawley and Robert Lindeman were present via teleconference call. Gary Glass, Glenda Yunker and Kim Fisher were present representing Beth Callans Management Corporation.

Call to Order

Mr. Fanning called the meeting to order at 3:05pm.

Determination of a Quorum

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

Confirm Proper Proof of Notice

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

Reading and Approval of Previous Minutes from August 16, 2007

Mr. Siegel moved to change the minutes to reflect a correction of 75 days to respond to claims made by the Association under Chapter 558. Approve the meeting with a question if new information can be entered into minutes. The Board will research this and clarify this at the next Board meeting

Minutes were accepted with comments

Treasurer's Report & Review – Mr. Siegel

As of November 1, 2007 Mr. Siegel reported a current surplus of approximately \$33,000. Mr. Siegel made a motion to transfer surplus into account 2990 (special assessment legal and consulting account) for the associations current legal and consultant fees. Mr. Ruben duly seconded. **Motion Carried**

Presidents Report – Mr. Fanning

Mr. Fanning reported on the penthouse construction. A letter was sent to Mr. and Mrs. Metz which was followed with Mr. Fanning speaking to Mrs. Metz. Mrs. Metz offered her deepest apologies to the membership and agreed to do everything possible to accommodate the situation. The construction company also sent a letter to the Board of Directors of the Savoy addressing the issues of dirt, debris and overall lack of disregard to the homeowners in the building.

The Board discussed the absence of construction rules. Mr. Fanning stated that Mr. Siegel submitted a sample copy of Rules and Regulations to use as a guide in establishing formal rules and regulations for the association and set clear procedures and policies for everyone to follow.

Mr. Fanning stated that he has been working in conjunction with Kim Oswald regarding the concierge rules to be effective November 1, 2007

The Board discussed the number of Fobs that are issued to home owners. Currently owners are issued up to five (5) . The board as well as some of the home owners present expressed their concern with the fobs being issued to non owners such as vendors, contractors , etc. This might result in a a break down of security within the building . The Board decided to submit this issue to the the Rules and Regulation committee to address the issue further and make a recommendation to the board.

Committee Reports

Turn Over Committee Report – Wayne Ruben

Mr. Ruben thanked Mr. Fanning and Mr. Siegel for all of their efforts.

Mr. Siegel reported that on August 16, 2007 first draft of the Crane report was drafted. Mr. Ruben stated the report covered many issues and he went through each individual issue. Over the summer there were many inspections by various vendors all of which were overseen by the owners representatives. He was confident of a positive outcome regarding the impending turnover litigation. Turner and Flora have been cooperative and are making strides to correct issues when possible. Currently to date approximately \$34,000 has been spent toward the litigation process. On or about November 16th, the Association will receive a formal response from Floria/Turner.

Facilities Committee – Dina Lareau

Ms.Lareau reviewed the Facilities Committee report which is attached and incorporated into the minutes.

Rules & Procedures Committee – Marge Mesirov and/or Jane Baisley

Nothing to report and this time

Life/Safety Committee – George Hawley

Mr. Hawley gave a summary to the Board which was accepted. The complete report is attached and incorporated into the minutes.

Social/Communication Committee

“The Savoy’s welcome back party” will take place at 6:00PM on November 28, at the pool the cost is \$40.00 per person.

Grievance/Compliance Committee

No issues to report at this time.

Beth Callans Management Report – Gary Glass,LCAM

Landscaping

Mr. Glass reported that landscaping bids have been received.

Window Cleaning

Mr. Glass reported that a window cleaning contract has been signed with Dutchman Window. The contract calls for Window and Cleaning services to clean the exterior tower windows four (4) times per year and the common area exterior windows monthly. The windows were cleaned last week.

Maintenance

Common area work request log has been established at the front desk

Kim Oswald is currently performing daily property inspections twice a day in the morning and in the afternoon.

Mr. Glass reported that polices have been established and are being implemented by the staff for elevator operation, parking, loading and the removal of garbage.

Touch up painting to the foyer located outside the pool area has been completed.

Old Business

Mr. Hawley reported on various options for additional satellite options for the property and he will research further and report his findings to the Board at the next meeting.

New Business

Nothing to report at this time

Adjournment

There being no further business Mr. Fanning adjourned the meeting at 5:22PM

Respectfully Submitted,

Gary Glass, LCAM
Beth Callans Management Corporation