

**SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
May 8, 2008

The Board of Directors Meeting was held May 8, 2008 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 Mr. Ruben, Mr. Siegel, Mr. Hawley, Mr. Lindeman and Mr. Fanning. Representing Beth Callans Management Corporation was Gary Glass.

**Call to Order**

Mr. Fanning called the meeting to order at 4:02 pm.

**Determination of a Quorum**

Mr. Fanning noted a quorum was established with five (5) Board Members present.

**Confirm Proper Proof of Notice**

Mr. Glass stated that Proper Proof of Notice was posted in accordance with Association documents and Florida Statutes.

**Reading and Approval of Previous Minutes**

Mr. Hawley made a motion and seconded by Mr. Siegel to approve the minutes of the April 10, 2008 meeting. *Motion passed unanimously.*

**Treasurer's Report & Review- March 2008** – Mr. Siegel stated \$57,134.00 is currently in the operating account. Mr. Siegel stated Vanguard account balance is \$ 43,215.00 and the balance in the reserve account is \$18,948.00. Mr. Siegel stated the following items were over budget according to the March Financials:

1. Maintenance Supplies –over by \$1,700.00
2. Repairs and Replacement – over by \$1,000.00
3. Fire Alarm Project –over by \$ 1,100.00
4. Pool and Spa maintenance– over by \$1,400.00
5. Pool Heat – over by \$3,000.00

By reducing Personnel by \$9,500.00, the total over budget amount is \$3,455.00.

Mr. Siegel stated Turnover expenses are still outstanding for legal and engineering fees. Ms. Lindeman stated \$15,000.00 will be transferred from the operating account to cover the legal and engineering fees.

Ms. Lindeman reported that the special assessment was approved for \$84,000.00 and to date \$42,894.19 has been spent leaving a balance of \$41,105.81 as referenced in a chart which is attached and thereby incorporated herein

Mr. Hawley made a motion and seconded by Mr. Ruben to accept the Treasurer's report as presented. *Motion passed unanimously.*

Mr. Fanning stated on December 20, 2007 the developer, Floria LLC, sent a letter to The Savoy on Palm requesting a reimbursement of \$30,298.00 for prepaid insurance payments made by the Developer on behalf of the Association. Mr. Fanning stated the Developer prepaid five (5) months of payments as well as other small expenses. Mr. Fanning stated the Association is still due monies from the Developer. Mr. Fanning made a motion and seconded by Mr. Hawley that states, **"The Savoy on Palm acknowledges the request for the alleged \$30,298.00 for reimbursement, and the Association is delaying payment until resolution of the reimbursement issues with the Developer."** *Motion passed unanimously*

Mr. Ruben stated the Developer is still using the building for the next several months to complete open issues. Mr. Fanning stated Shaun Fitzer of Beth Callans Management will be advising him on the proper actions to take regarding the request from the Developer.

## **Committee Reports**

### **Facilities Committee – Mr. Roe**

Mr. Roe summarized his report, which is attached and thereby incorporated herein.

**Social/Communication Committee** – No report given

### **Turn Over Committee Report – Mr. Ruben**

Mr. Ruben stated the meeting with Turner Construction Company and others held on April 8, 2008 was productive. Mr. Ruben said 70% of the list had been discussed with the balance to be discussed at the next meeting on May 27, 2008. Mr. Ruben stated there had been discussion regarding a car wash/detail area. Mr. Ruben discussed the status of drains, elevators and railings which are still open items.

### **Life/Safety Committee – Mr. Hawley**

Mr. Hawley read his report, which is attached and thereby incorporated herein.

### **Investment Committee – Mr. Mesirov**

Mr. Mesirov summarized his written report, which is attached and thereby incorporated herein.

### **Civic Committee Report – Mr. Siegel**

Ms. Siegel read her report a copy, which is attached and thereby incorporated herein.

### **Beth Callans Management Report – Gary Glass, LCAM**

Mr. Glass summarized his report a copy, which is attached and thereby incorporated herein.

**Old Business:** None

**New Business:**

Mr. Lindeman stated he would like to have all committees' chairs submit their motions in writing to the board before the meeting.

Mr. Fanning stated all owners who need work to be done should fill out a work order form located at the front desk. Mr. Fanning stated if an owner sees something that maintenance should be aware of, the owner should go to the maintenance supervisor or front desk and report their findings.

Mr. Fanning reminded owners not to give out the key fobs or garage openers to non-owners. Mr. Ruben stated concern regarding access to the building and common areas. Mr. Fanning deferred further discussion and stated a committee would be setup to review access concerns.

Mr. Fanning stated a disaster committee will be chaired by Mr. Hawley. Mr. Glass stated the three people on the disaster committee should be owners who are a full time residents and at least one person be out of the Florida area.

**Owners Comments:**

Comment made by an owner that Management communicates in a timelier manner regarding staff changes.

**Adjournment:**

With no further business, the meeting was properly adjourned at 6:25 pm

Respectfully Submitted

Gary Glass, LCAM  
Beth Callans Management Corporation

**May 8, 2008**  
**Facilities Committee Report to Savoy Board of Directors**

Request Approval for the following expenditures/actions:

None.

Reports of Things Accomplished/In Process:

1. In Process-Evaluating the installation of pavers in the Right of Way for pickup of refuse and recycling Containers.
2. In Process- Contacting Church of the Redeemer for their permission for a walkway to Burns Court.
3. In Process- The Fac Comm is preparing a 'Wish List' of things wanted and/or needed at The Savoy. This will result in future spending requests.
4. Of the \$825 previously authorized to spend on maintenance items, I have spent \$500. I will use some of the balance to purchase a few small, misc items(door stops, add'l rack for exercise balls, etc.) for The Savoy.

Recommendations to Board of Directors

1. The new cushions have been placed on the pool and Terrace furniture and we still have many old ones that are torn. We request that the balance of the cushions be replaced by warranty claim or at the expense of the condo so we have all new cushions.
2. Request approval of the Board to 1) provide all residents with Key or fob access to west stairwell doors and the NE doors leading to the Burns Court access.
  - 2) investigate the purchasing and installation of an oven and cooktop in the 3<sup>rd</sup> Floor kitchen or laundry room.
  - 3) The Facilities Committee recommends that the Board of Directors direct Beth Callans to prepare the Minutes of each Board meeting within one week of the meeting and that they be added to The Savoy website within 10 days of the meeting.(previously recommended and discussed by Board on Jan 10<sup>th</sup>, 2008)

Other Matters:

1. Our last meeting until next fall is scheduled for May 28, 2008

# Savoy Life Safety Committee

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## *Report for May 8, 2008 Board Meeting*

A committee meeting was held April 29 at 11 AM. Fred Doery, Michael Mesirov, and Jerry Elden were present.

1. **Emergency Generator:** Fred Doery reported that the new auxiliary fuel tank had been installed. Subsequent to the meeting the electrical wiring for the associated pump was completed. Fred emailed photos to the Board members showing the work. The way the new tank and pump were installed allowed the new tank to slowly siphon oil into the old tank, causing a small spill (about 10 gallons). The installation company was called in to correct this condition.
2. **Lighting Efficiency and Safety:** BCM has disconnected alternate light fixtures in the egress stairwells. There is still ample light and we will save several thousands of dollars per year. Bill Roe has suggested that selected light fixtures in the outside stairwells and garage areas be equipped with photocell switches for further savings. Bill and George will put together a specific proposal for consideration by the Board.
3. **Fire Safety:** George Hawley is to review the AES maintenance contract for possible areas of improvement.
4. **Satellite Television option:** Advanced Audio Design has received the equipment pricing from Germany to complete their bid. We should receive a completed proposal later this month.
5. **Gas Meters:** Fred Doery has analyzed the gas meter readings for the period from April 2007 through April 2008. The meter readings are in cubic feet. The price per cubic foot is estimated to be \$0.0209 based on Savoy bills from TECO Peoples Gas, averaged over the past year. The results are shown in a table on the next page. The bill for Unit 301 (Kidd family) is much higher than the others possibly to some extent because of the presence and use of a gas fireplace. There is also the possibility that the Kidd meter is not reading cubic ft. It is recommended that the Board do one of the following: a) Ignore these numbers and forgive all gas bills for 2007-08, or b) adopt these numbers with the possible exception of the Kidd usage which may not be correct and direct Beth Callan Management to add the annual estimated gas costs to the next quarterly Condominium dues statement at the end of June. It is further recommended that the Board adopt a policy of annual meter readings by BCM staff beginning end of April 2009.
6. **Archive of Life Safety Information:** Possible topics: a) Fire safety systems, b) emergency generator operations and maintenance, c) AEDs-locations and maintenance, d) potable water-system operations and maintenance, e) Security systems-operations and maintenance, f) trash and recycling removal-systems, schedules, and maintenance.

Savoy on Palm Estimated Gas Usage  
 Meter Readings in cubic feet (ft³)  
 Cost @~\$0.0209 per cu. ft. (based on Savoy Gas Bill yearly average)

Unit	OWNER	4/07 reading(ft³)	4/08 reading(ft³)	Annual usage(ft³)	Total 1 yr. cost
301	Kidd (see below)	2863	8073.3	5210.3	\$ 108.90
401	Baisley				\$ -
402	Elden	190.2	395	204.8	\$ 4.28
403	McGovern	196.5	417.5	221	\$ 4.62
501	Fanning/Lareau	490.4	994	503.6	\$ 10.53
502	Hawley	289.4	543.7	254.3	\$ 5.31
503	Mesirov	156.5	313.3	156.8	\$ 3.28
601	Doery	0		0	\$ -
602	Klein	5.3	105.6	100.3	\$ 2.10
603	Kaulkin	40.8	89.9	49.1	\$ 1.03
701	Gross	416.4	593.2	176.8	\$ 3.70
702	Blackmore	52.9	115.1	62.2	\$ 1.30
703	Wernick	159	309.4	150.4	\$ 3.14
801	Cole/Roe	181.8	493.1	311.3	\$ 6.51
802	Rivera	0		0	\$ -
803	Sobieski	14.4	33.6	19.2	\$ 0.40
901	Jones/Steckler	155.3	724.9	569.6	\$ 11.90
902	Moeller	79.4	162.5	83.1	\$ 1.74
903	Lindeman	469.6	900.8	431.2	\$ 9.01
1001	Ruben	363.1	641.1	278	\$ 5.81
1002	Bladstrom	241.3	765.4	524.1	\$ 10.95
1003	Siegel	192.9	366.7	173.8	\$ 3.63
1101	Metz	0			\$ -
1102	Tanenbaum	0			\$ -

Note: Kidd meter reading is much higher than the rest possibly because of the operation of a gas fireplace or meter problem.

Our committee did not meet this month. We are monitoring our portfolio and we are on schedule with our investment. One third of our second quarter was made with future investments scheduled for the third Monday in May and June.

The equity market is doing well for those of you who just came out of a coma. The bond market has been weak. Strange to say there is, in our opinion, relatively negative news re the GNMA bond fund. The fund was selling with a yield of 50 basis points (0.5%) extra yield over treasuries. This spread has narrowed to 10 bps. This narrowing of the spread has resulted in less than ½ percent loss in this fund. That is good. But future investments will not have the benefit of the higher yield relative to treasuries. We still like this type of fund, but not as much as in the recent past.

Michael Mesirov for the committee

May 8, 2008  
Coots Siegel

### SAVOY CIVIC COMMITTEE REPORT

As you can see, the Church has finally agreed to paint and plaster their fence, adjacent to the Savoy. We are still working on upgrading the landscape area that abuts this fence. City Commissioner Clapp has seen this property and agrees that it is in dire need of new landscaping and now understands that this is the City's responsibility to improve. We are waiting to hear back from him shortly.

Gerry Elder, the Civic Committee's "Vagrancy Expert", is attempting to set up a meeting with the Downtown Sarasota Condo Association and the Downtown Merchants Group to discuss the California Vagrancy Ordinance. Commissioner Clapp has been given a copy of this ordinance with regard to the loitering problems facing downtown Sarasotans and how they can be solved.

The Sarasota Bay Mooring Field appears to be in "STALL MODE". Bob Soran of Marina Jack's has invested \$400K into improvement of the facilities to accommodate the mooring project.

On May 7<sup>th</sup>, Coots Siegel and Lottie Varano, Essex House, met with David Smith, City of Sarasota Planning Department, to discuss the future revisions regarding the existing zoning in the current downtown districts, known as Downtown Bayfront, Downtown Core, Downtown Edge (Savoy) and Downtown Neighborhood. The new

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revisions will be part of the New Downtown Urban Use District. It will be divided into three Land Uses, referred to as Downtown Bayfront, Downtown Core and Downtown Edge. We now have copies of all the original maps and the proposed revisions to the new codes. We will be studying the 1998, 2002 and proposed 2010 Codes along with the maps to determine if we can find some glitches that could prevent future hotels, retail stores, office buildings, etc. from being built on our quaint, residential block.

On May 1<sup>st</sup>, the City Planning and Redevelopment Department issued the Plaza Developer a letter, commenting on his proposed Plaza development which included over 10 questions.

The Developer was advised that fractional ownership is not a permissible use. Thus, if staff makes the determination that the proposal is not a hotel but fractional ownership, the Developer may seek a Zoning Code Amendment.

The Developer's proposal calls for the sale of "fractional ownership" on the basis of 26 "fractional ownerships" per unit. 173 units = 4, 438 fractional unit owners.

The Developer's application was scheduled for a meeting by the Development Review Committee on May 7<sup>th</sup>, 2008. Attending on behalf of the Concerned Citizens of Palm Avenue (CCOP) were: Lottie Varano, Gil, Michael Mesirov and Mort Siegel.

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The meeting was continued to May 21, 2008 at 9:00 a.m.

On Friday morning, May 9<sup>th</sup>, 2008, Mort Siegel and Lottie met with City Attorney Robert Fournier.

**Coots Siegel Report**

**BETH CALLANS MANAGEMENT REPORT**  
**For the Savoy on Palm**  
May 8, 2008

**I. Personnel Changes**

- a. Kim Oswald has accepted a position as Head Concierge at another Beth Callans Management property. William Veal will be the new Maintenance Manager effective April 28, 2008.
- b. Lourdes Velasquez will be the new custodian effective May 7, 2008.

**II. Maintenance**

- a. The egress stairwell lighting project was completed
- b. The new fuel tank has been installed
- c. Daily walk list performed

**III. Other**

- a. Processed bi-monthly payables.
- b. Reviewed monthly financial reports.
- c. BCM is working with the board on the staffing, duties, job description and needs
- d. Darren Howard from Atlas Insurance will be at the February 14<sup>th</sup> meeting to explain the master insurance policy and to answer any questions. ON HOLD BOARD WILL DECIDE ON NEW DATE

Respectfully Submitted,

Gary Glass, LCAM  
Beth Callans Management Corporation