

## SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.

### BOARD OF DIRECTORS MEETING MINUTES

JANUARY 20, 2011

**Call to Order:** The Board of Directors Meeting was held on January 20, 2011 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 Mrs. Lynne Gross at 4:00 p.m.

**Determination of a Quorum:** Board Members present were Mrs. Gross, Mrs. Lindeman, Mr. Ruben, Mr. Siegel and Mr. Roe.

**Proper Proof of Notice:** Mrs. Gross determined that proper notice of the meeting had been given.

**Approval of Minutes:** A motion to approve the minutes of the November 18, 2010 Board meeting by Mr. Siegel was seconded by Mr. Ruben and passed unanimously.

**President's Report:** Mrs. Gross reported that the holiday went well with some minor incidents. The Staff reported minimal problems as they walked their rounds. She reminded owners that Guest Suite reservations are confirmed only when deposit checks are received. She reported that some of the North side pavers are stained and will be replaced with spares we have on hand. The Savoy has received a complaint from a Burns Court neighbor regarding exhaust from the generator. Mrs. Gross will speak with the neighbor and the Savoy will look for ways to mitigate effects from the exhaust.

**Treasurers and Finance Committee Reports:** Mr. Roe reported that all assessments have been received in a timely manner. He reported that the Finance Committee has initiated the Review Process of the Savoy books. Mr. Roe has been in contact with Ben Braxton regarding that work. The analysis will focus on work done by BCM, the transition to self-management, transfer of accounts to Gateway, Reserve account reconciliation and other items identified by Whittaker, Braxton and the Savoy Finance Committee. Mr. Siegel asked if Jeff Whittaker had received all account information from BCM. Mr. Roe said yes. Mr. Roe announced that an informal Insurance Meeting will be held on Feb. 17<sup>th</sup> at 3:00 p.m. in the Third Floor Events room. Mike Angers of Brown & Brown will attend to explain policies and answer any insurance questions owners might have. Mr. Roe reported on the Reserves meeting held on January 13<sup>th</sup>. All residents were invited to attend and participate. The general consensus was to fully fund Reserves while striving to minimize contributions. Mr. Roe reported that the 2010 budget ended with excess revenues of \$49,019, the third consecutive year to conclude with a large excess. The 2012 Budget effort will include an

effort to reduce the "cushion" to minimize operation assessment for owners. Mr. Roe said that Finance Committee has

decided to "reconstitute" the Investment Sub-Committee and have them come to the Board at a future meeting with a recommendation for additional future investment options for the Savoy's longer-term funds.

Mrs. Lindeman made a motion to have the Investment Committee review risk level of long-term investments and bring a recommendation to the Board. Mr. Ruben seconded and the motion passed unanimously. A motion made by Mr. Siegel to approve the Treasurer's report was seconded and passed unanimously.

**Building Manager's Report:** Bill Veal presented the attached Building Manager's report. The report included updates on: Pool Leak refund, Body Treatment room audio receiver, Portico Glass replacement, Correction of Emergency Access problems, Elevators, Estimate for refinishing the Third Floor Event Room, Second Floor Garage surface and Cardboard Dumpster contract. Mr. Veal gave a detailed summary on his efforts to identify an effective remedy for the Second Floor Garage surface. A Board discussion ensued and ended with Mrs. Gross' recommendation that the garage floor discussion serve as informational and that no decision be made at this point. The Board referred the third floor meeting room table-refinishing item to the Facility Committee for a recommendation. The following motions were made, seconded and unanimously passed: purchase of a Body Treatment Room receiver, waste contract for Cardboard Dumpster. Mr. Siegel moved to accept the Building Manager's report, Mr. Roe seconded, and the motion was passed unanimously.

**Facility Committee Report:** Dina Lareau presented the attached Facility Committee report. Miss Lareau reported on completed items on the Facility Committee's "Old Business" list which included: repair of gap in Event Room drapes, progress on repair of gas grill in pool area (still under way) purchase of extra trash receptacle and recycling bins for owner's use of the Event Room, purchase of a 32" TV for Guest Suite sitting room. Mrs. Elden continues her search for a new landscape vendor. Miss. Lareau and Mrs. Elden are still exploring window-covering options for the Lobby. A Second Floor Garage Resurfacing Committee has been formed and will coordinate efforts with Bill Veal. Motion to accept the report was unanimously passed by the Board.

**Social Committee Report:** Betsy Cole reported that the Super Bowl party might be cancelled due to lack of response. A pool board will be placed with Jim at Concierge at \$5.00 a square. There will be a party planned for some time in the spring. Mrs. Gross announced that the Social Committee and the Grievance Committee are no longer "Standing Committees," but will make reports as information becomes available.

**Civic Committee Reports:** Mort Siegel reported that Harry Chororos of the Sarabande had suffered a serious health episode. He seemed to be progressing well. Mr. Siegel then discussed overlay-zoning issues. Project by City Staff might be done by May of this year. The City Commission unanimously approved a motion to return setbacks to their original requirement. St. Regis and the Church of the Redeemer property are exempted, while the Regency issued a letter stating that they wish to preserve their property rights, but have no intention of building a garage on their present parking lot. Old Selby House owners support the overlay proposals. They desire 14 – 15 townhouses on their lot. The City Attorney's opinion on the Administrative Review Process is contrary to CBC's. The big issue is the Hotel/Time Share project. There followed a general Board discussion identifying City Staff process in zoning issues.

Coots Siegel gave an update on the City Commissioners Election. She listed a number of positions that Dick Clapp has taken that is in the interest of the CBC (Round About at Palm and Ringling, green space policy, North Trail redevelopment, South Palm overlay proposal, Lido Beach refurbishment, mooring field). A conversation between owners and Board Members of supporting Dick Clapp followed.

**DSCA and DSA Report:** Peter Fanning announced that the DSA was sponsoring a Candidates' Forum on Feb. 10<sup>th</sup> from 5:30 – 7:30 p.m. He gave the owners the DSCA website that contains bios for all Commission candidates. The Savoy is in District 2 that has only two candidates running. Mr. Fanning reported that two newly formed panels need volunteers: the Police Advisory Panel (meets quarterly) and the Police Complaint Panel (meets monthly). He encouraged owners to consider applying. Mr. Fanning announced that DID (Downtown Improvement District) was holding a meeting on January 25 at 9:00 a.m. on way finding signage and were soliciting public comments. On January 21 an art tour will begin at Five Points at 5:00 p.m. On February 5 from 8:30 a.m. – 11:30 a.m. at the Church of the Redeemer, there will be a meeting to discuss a comprehensive plan to address the Homeless situation. Dick Clapp's initiative asks for a 10-year plan. Mr. Fanning said the Selby Library has agreed that no citizen can sit on the Library steps when the facility is not open. Police cruisers will be parked near fountain. Pride will run the Work Alternative Program on a trial basis.

**Old Business:** None

**New Business:** None

**Owner's Comments:** Mr. Mesirov asked if Board approval is required for a person to purchase a Savoy Unit.. Mr. Siegel explained that the Savoy is a condominium, not a co-op, and is prevented by Florida statute from requiring that approval. Mr. Elden commented on damaged small mats in the Fitness Room. The Facility Committee will oversee their replacement. Mr. Roe moved that the Board authorize Bill Veal to replace mats, not to exceed \$200.00. Mr. Ruben seconded and the motion was passed unanimously. Bob Lindeman reminded owners that CPR training will be held February 3<sup>rd</sup> beginning at 1:00 p.m. and will cost either \$18.00 or \$20.00 depending on the size of the enrollment. Mrs. Gross said she would broadcast a reminder to the owners.

**Adjournment:** There being no further business, Mrs. Gross motioned to adjourn the meeting at 5:25 p.m. Mr. Roe seconded and the motion passed unanimously.

Respectively Submitted,

Dina A. Lareau

**The Savoy On Palm Condominium Association, Inc.**  
**Building Manager's Report**  
**1/20/2011**

- **Pool Leak Refund – (update)**
  - The city has issued a credit to our account in the amount of \$4,075 to offset the costs paid for sewer charges during the time the pool was leaking. I am continuing to monitor our water usage on a monthly basis to ensure that any future major leaks are detected and repaired as soon as they are detected.
  
- **Body Treatment Room Audio Receiver – (update)**
  - The receiver was checked out by NexGen Electronics. It will be cheaper to replace the unit than try to repair it.
  
- **Portico Glass (update)**
  - The broken piece of glass has been replaced.
  
- **Emergency Access By Fire Department & EMS –**
  - As most of you are already aware that when Ms. Baisley fell and called 911, the paramedics came and could not get into the front doors of the building as the fob in their emergency lock box did not work do to a programming glitch. We have now corrected the fob problem and also given the Fire Department instructions on how to enter the building by using a 4 digit pin number at the phone entry system as a back up. They have also been instructed that they can also use the master key in the lock box to access the stairwells and gain entry to any unit in the building. We now also have 23 out of 24 units keyed to the master key that the emergency personnel have access to.
  - I found out after this incident that when the paramedics were dispatched to 401 S. Palm Ave. that it showed up on their system that they were going to the Los Palomas apartments instead of The Savoy on Palm. After many phone calls, the county emergency dispatch and Verizon have assured me that this problem has been corrected.
  
- **Elevators –**
  - Elevator #2 had a problem on Thursday 1/13. The Roe's housekeeper became entrapped for several minutes until Mr. Roe went out and pressed the call

- button in the hall and the door re-opened. I took the unit out of service and put in a call to Schindler. When the tech arrived he said it was more than likely a door inter -lock problem and that he would check and clean all of them while he was onsite. In my opinion, this could have been prevented with proper maintenance by Schindler.
- Elevator #4 had a problem several times on Thursday 1/13. I took it out of service to prevent an entrapment and put a call in to Schindler. The tech arrived after I had left for the day but left a message that he needed Clark to come out with a special diagnostic computer to troubleshoot the elevator. On Friday, I called Schindler to verify that a tech was going to be coming to The Savoy, and was informed that the techs were overwhelmed with service calls but as soon as Clark is free he will be by, and that if he doesn't get here before the end of the day Friday than he would be here first thing Monday morning. Schindler got here about 10 a.m. Monday morning and after some troubleshooting determined that the main drive controller for the elevator needs to be replaced. He forwarded all of the drive information to Dave Freeman, and Dave ordered the drive.
  - In my opinion, this is not something that Schindler could have predicted or prevented but is a part failure, and these types of failures will happen from time to time, but if the problem could have been diagnosed on Thursday and the part ordered, it could have reduced the amount of time that the elevator is out of service. Please keep in mind that in the contract with Schindler, there is an addendum that references "Availability & Reliability". In this section, it says that Schindler will be penalized \$50 per day beginning on the 2<sup>nd</sup> day of any outage that an elevator is out of service. I have reminded Dave Freeman, Eileen O'Neil, & Matt Morgan of this. They expect to have the elevator back up and running no later than Tuesday 1/25/11.
  - These 2 incidents are the only 2 we have had since 6/23/10.
- **2<sup>nd</sup> level garage floor –**
- In December I met with a representative from Tremco (company that manufactures the product that is currently applied to the floor) she seemed rather sure that they would be able to do something substantial in helping us correct the issues with the garage floor but wanted to set up a time and date for Randy from SPC Construction (the company that installed the original coating) to come out and examine the floor. With the holidays upon us she suggested that the meeting be set up sometime in the beginning of January. After several follow up calls, we set up a meeting on January 14<sup>th</sup>. Randy and the rep from Tremco came out and looked at the floor, I stressed to them that we do not want to continue patching the floor coating but want to do something that will

permanently remedy the areas where the coating is not adhering and get the entire floor back in like new condition. We counted approximately 30 areas where the coating is not adhering properly. I received proposals back from SPC on Tuesday January 18<sup>th</sup>.

- Proposal #1 – Repair approximately 30 1’x1’ squares (Warranty – no charge)
    - Proposal #2 – Prep and re-coat entire floor \$16,825 less Tremco credit for warranty repairs (\$800) total - \$15975. If this option is chosen, it will also extend the warranty period by 5 years. Tremco has a darker grey available that is very comparable in color to what is applied in the first floor garage.
  - Please keep in mind that according to Tremco’s warranty certificate they are required to either refund or replace only the portion of the deck coating that fails within the 5 year warranty period and they make no warranty with respect to appearance or color. The rep from Tremco feels that the areas of the floor that are unsightly because of the black spots where the top coat (light grey layer) has worn off is normal wear and tear and a maintenance item, not a warranty item.
  - I have not formally met with anyone else on this as I wanted to see where we could get with the warranty and the manufacturer before I pursued other options, although I did speak to the sales manager from R.L. James, who recently re-coated the garage floor at Bay Plaza and they used a comparable product to what we have. He suggested that we stay with the current product so that the warranty can be continued and also avoid having to grind the floor back down to the concrete. He doesn’t feel that either of the products is superior over the other, but both are great for preventing water from penetrating the above grade slab and causing major damages in the future.
- **Cardboard Dumpster Contract –**
- The contract for the cardboard dumpster is set to expire in August of 2011. The contract is currently with Waste Services and costs approx. \$101 per month. I would like to start a new contract with Waste Management which would cost approx. \$81 per month and I can request that the dumpster be emptied later in the morning so I will not have to put it curbside the night before our scheduled pick up day.
- **Social Room Tables –**
- I had Mark from Elite Woodwork here to look at the 4 tables, he has given an estimate of \$1375 to refinish the tops of all 4 tables.