

**THE SAVOY ON PALM CONDOMINIUM
ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING

PLEASE TAKE NOTICE, in accordance with the bylaws of the Association and Florida's Condominium Act, the Savoy on Palm Condominium Association, Inc., a corporation not for profit under the laws of the State of Florida, will hold a Board of Directors Meeting to conduct business of the Association **Thursday, October 17, 2011 at 4:00 PM**, on the Third Floor at 401 South Palm Avenue, Sarasota, Florida 34236.

AGENDA

- Call to Order
- Determination of a Quorum
- Confirm Proper Proof of Notice
- Approval of Previous Minutes - May 9 and July 5, 2011
- President's Report – Lynne Gross
- Treasurer's Report – Bill Roe
- Committee Reports
 - Building Manager's Report – Bill Veal
 - Facility Committee Report – Dina LaReau
 - Finance Committee Report – Bill Roe
 1. 2012 Budget Update
 2. Reserves Update
 3. Insurance Update
- Civic Activity Reports
 - Palm & Ringling Round-about Update – Coots Siegel
 - South Palm Avenue Overlay - Jerry Elden
 - DSCA and DSA – Peter Fanning
- Social Committee Report – Betsy Cole
- Old Business
- New Business
- Owners Comments
- Adjournment

Respectfully submitted,
Lynne Gross
Savoy on Palm Condominium Association
Date Posted: October 14, 2011

**THE SAVOY ON PALM CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MINUTES
October 20, 2011**

Call to Order: The Savoy on Palm Board of Directors Meeting was held on October 20, 2011 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, Florida 34236. The meeting was called to order by Lynne Gross at 4:00 p.m.

Determination of a Quorum: Board members present were Lynne Gross, Mort Siegel (by phone), and Bill Roe (by phone). It was confirmed that proper notice of the meeting had been conveyed.

Approval of Minutes

1. **MOTION** – (Bill Roe) To approve the minutes of the May 9, 2011 Board Meeting, with an addition of wording to motion #6 to include “To authorize Bill Veal to secure bids and select a vendor for the repair and resurfacing of the 2nd floor, garage floor at an estimated cost of \$16,000”. Motion seconded by Mort Siegel, motion passed unanimously.

2. **MOTION** – (Bill Roe) To approve the minutes of the July 5, 2011 Board meeting. Motion seconded by Mort Siegel, motion passed unanimously.

President’s Report: Mrs. Gross presented a brief informal report explaining to the audience that due to the fact that she was the only Board member present in person, and the difficulties of the other Board members being able to participate in the meeting via speaker phone, some items will be tabled until the November meeting when the entire Board will be present. The implementation of a car wash area will be discussed today, under agenda item, new business. She also asked that all owners’ Comments be held until the end of the meeting.

Treasurer’s Report: Mr. Roe presented the attached report.

3. **MOTION** – (Mort Siegel) To approve the Treasurer’s Report was made and seconded by Bill Roe. Motion passed unanimously.

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

Facility Committee Report: Dina LaReau presented the attached Facility Committee Report.

Recommendation – At the last Board meeting, the Board unanimously agreed to “re-key all non-compliant ancillary doors with the master key and the unit’s entry door at a cost of no greater than \$2,500.” The Committee continues to believe this is a good decision in the interest of safety and encourages the Board to adhere to its May 9 decision to go forward with the re-keying the non-compliant ancillary doors.

Lynne Gross requested that this item be tabled until the November 17, 2011 Board Meeting, to

be discussed in detail with the entire Board of Directors.

Recommendation – The removal of the Stair Master as it is very much under utilized and the replacement of that with another recumbent bicycle. The replacement including console, tax, & delivery is estimated to be \$2,250 and may be charged to the Reserves account. In Addition, Wayne Lawrence believes he can sell the Stair Master for as of yet, an undetermined price that would lessen the net cost of adding the bicycle to the fitness center.

Lynne Gross asked that the board defer on making a motion on the purchase of a replacement bike until the November 17, Board meeting. A discussion ensued between Dina LaReau and the Board members on which type of bike the committee is recommending (recumbent or upright).

The Board asked the Facility Committee Chair, Dina LaReau, if she would conduct a survey of all members of the Association with information describing the difference between the two bikes (recumbent & vertical), and pricing information, and present the results of the survey at the November 17, 2011 Board meeting. Dina agreed to conduct the survey.

4. **Motion** – (Lynne Gross) To accept the Facility committee report, seconded by Bill Roe, motion passed unanimously.

Finance Committee Report – Bill Roe presented the attached report.

5. **Motion** - (Lynne Gross) Request that the Board approve the modifications to the reserve plan as shown in the Finance Committee report. Motion seconded by Mort Siegel, motion passed unanimously.
6. **Motion** – (Bill Roe) The Board accepts the “2012 Proposed Budget with Reserves – Draft 6 and recommends that it be submitted to the membership for approval at the Annual Meeting to be held on November 17, 2011. Motion seconded by Mort Siegel, motion passed unanimously.
7. **Motion** – (Bill Roe) To transfer the 2010 Operating surplus of \$48,119 to the reserve account, if approved by the membership at the Annual Meeting. Motioned seconded by Mort Siegel, motion passed unanimously.
8. **Motion** – (Bill Roe) Use the above transferred funds (\$48,119) to reduce the 2012 Reserve Assessment payment by members while still maintaining full Reserve contribution for the year. Motion seconded by Mort Siegel, motion passed unanimously.
9. **Motion** – (Bill Roe) The Board recommends that the above treatment of Operating Surpluses be adopted as standard practice for the management of funds in future years. Motion seconded by Mort Siegel, motion passed unanimously.

Civic Activity Reports

Palm & Ringling Round-about Update – Coots Siegel presented the attached report.

South Palm Avenue Overlay - Jerry Elden

Jerry Elden discussed the South Palm Avenue (SPA) Overlay. Mike Taylor from the City is heading the initiative with a panel of SPA residents and supporting City Staff. Meeting take place very two weeks. The thrust of the work is around:

1. The type and intensity of future non-residential uses and
2. Establish design standards for new construction.

The barriers to progress are: no consensus about hotels and some confusion over the design standards.

DSCA and DSA Update – Peter Fanning presented the attached report.

Social Committee Report – Lynne Gross presented the report in the absence of Betsy Cole.

The Savoy Social Committee is planning a 'get together' after the Annual Board Meeting on Thursday November 17th.

Place: Weather permitting it will be down by the pool, otherwise in the party room.

Time: After the board meeting.

We would like to encourage as many of you as possible to attend the get together and we would appreciate that those who attend contribute an appetizer. Anything from a bowl of nuts, to a hearty appetizer (for those who do not want to go out for dinner afterwards) will be welcomed and appreciated! And....BYOB
See you on the 17th.

Old Business – None at this time

New Business –

- **Car Wash Area**, a discussion ensued amongst the Board members present about whether a car wash area should be implemented or not. Lynne Gross recommends that a survey be taken of the entire membership to get an idea of how the owner's feel about having a car wash area in the front parking area. She also asked that the survey be included with the survey that the Facilities Committee will be conducting and the results be presented at the November 17, 2011 Board Meeting. Bill Roe and Mort Siegel agreed with the President's recommendation.

Owner's Comments –

- Leslie Rivera questioned the issues with implementing a car wash area? She asked if the problem was with location, maybe the top of the ramp to the second floor garage could be used instead of the front area of the property.
- Jerry Elden strongly urged everyone in attendance that there should not be a car wash located near the front entrance to the building.
- Mort Siegel commented that he is looking into the Condominium Documents, and checking with personnel with the city to be sure that there will not be any issues that may arise from having a car wash area.
- Peter Fanning commented that the Board has already looked into other alternatives

for placement of the car wash area, and this began by people washing their cars next to the pool area, which is a violation of the rules.

- Leslie Rivera commented that she has a strong interest in having bar bells in the fitness center and would like for the Board to include this in the survey that the Facility Committee will be conducting.
- Dina LaReau commented that Wayne Lawrence provided a proposal for multiple items, but the Facility Committee agreed that the fitness center should not be equipped as a commercial gym, due to the cost of the barbells, and the amount of space needed for them.
- Bill Roe and Lynne Gross are in agreement with the Facility Committee.

Adjournment – There being no further business, the meeting was adjourned at 5:11 PM.

Facility Committee Savoy Board Report

October 20, 2011

Members: Dina LaReau, Chair, Kim Blackmore, Bea Elden, Landscape Chair, Peter Fanning, Secretary, and Toby Kaulkin

Staff Member: Bill Veal

Old Business:

*The refinishing of the tabletops in the Events Room and the cleaning of the carpets in the Common Areas of the Third Floor have been completed.

*The replacement of the brick pavers in the NW part of the drive has been completed.

*The New landscaping company, Landscape in Paradise, is now under contract with a guaranteed fixed annual rate of three years with the Savoy. Bea Elden is very pleased with them so far.

*At the last Board Meeting of the Savoy Association Board, the Board unanimously agreed to “re-key all non-compliant ancillary doors with the master and the unit’s entry door at a total cost of no greater than \$2,500.” The President of the Board has notified the Facility Committee that the issue was misunderstood upon which the Board was voting, and she wished to revisit this decision. The Facility Committee had spent a great deal of time discussing this recommendation before making it the Board and has again revisited the issue with the Building Maintenance Manager.

Recommendation: The Committee continues to believe this is a good decision in the interest of safety and encourages the Board to adhere to its May 9 decision to go forward with rekeying the noncompliant ancillary doors.

*A Car Wash area has been completed and the Facility Committee has been informed that the Rules Committee is working on guidelines for the use of the area.

*The gas grills in the Gazebo area east of the pool continue to need an overhaul to bring them back to standard operating conditions. Bill Veal will contact Mullet Electrical (the Manufacturer’s certified dealer in the Sarasota area) to determine the feasibility of bringing the grills to full operating condition or to replace the grills.

The Committee has discussed the various alternatives to phone, cable, Internet and other communication services.

Recommendation: The subcommittee appointed by Lynne Gross consisting of Peter Fanning, Marvin Kaulkin Bell Veal and Lynne Gross should continue exploring alternatives and make their recommendation to the Membership at the November 17, 2011 Annual Meeting scheduled on November 17, 2011.

*The Facility Committee received an estimate from Gym Source for equipment, installation, delivery and taxes of \$8,361.25. The proposal was coordinated by Wayne Lawrence, a frequently used personal trainer by many Savoy residents. After much discussion, the Committee agreed that the present Fitness Room is in keeping with the amenities throughout the Savoy and that upgrades beyond those that might occur through replacement and additions to what is presently available are not necessary.

Recommendation: The removal of the Stair Master as it is very much under utilized and the replacement of that with another recumbent bicycle. The replacement, including console, tax and delivery, is estimated to be \$2,250 and may be charged to the Reserves Account. In addition, Wayne Lawrence believes he can sell the Stair Master for as a yet undetermined price that would lessen the net cost of adding the bicycle to the Fitness Center.

Respectfully Submitted By

Dina LaReau, Facility Committee Chair

The Savoy on Palm

Civic Report – Coots Siegel

October 20, 2011

Re: South Palm Avenue Report

Southeast Corner of Palm and Ringling

As you all know, for the past 4 years Jerry Elden, Lynne Gross, Peter Fanning, myself and others have been meeting with City staff members and City Commissioners with regard to supporting the extension of the Ringling Round-about to include the unsightly exiting landscaping on the southeast corner of this intersection ending at the Savoy's property line.

On Sunday evening October 16th Commission Turner mentioned to Mort and myself that the South Palm Avenue Landscape plan was up for final approval on October 17th at the afternoon City Commissioners Meeting.

I attended the October 17th meeting and spoke once again about why the City should extend the Ringling Round-about landscape plan to include the area we have been fighting for. Commissioner Caragiulo moved to approve a \$5700 landscape package which was modified by staff from the original premium budget of \$16,000. Commissioner Turner moved to amend and reinstate the original \$16,000 budget which would include the City maintaining this addition to the proposed Ringling Round-about. Commissioner Turner's motion for the \$16,000 premium package passed with a 5 to 0 vote and Mayor Atwell was extremely supportive. Construction will begin the day after Veteran's Day which is November 11, 2011. There will be all new grass, flowers and plantings around the trees plus they will be improving the existing underground sprinkling system. And finally the City representatives did acknowledge that this was a mess. We finally got it done. And once again thanks to all of our people who gave of their time and energy.