

The Savoy on Palm Condominium Association, Inc.

Board of Directors Meeting Minutes

February 17, 2022

Call to Order: The Savoy on Palm Board of Directors Meeting was held February 17th, 2022 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 Richard Rivera at 3:02 p.m.

Determination of a Quorum: Board Members present were Richard Rivera, Leon Ellin, Jim Heskett, and Bill Haraf. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Jim Heskett) to approve the minutes from the 10/7/21 Organizational Board Meeting. Motion seconded by Bill Haraf. Motion passed unanimously.

President's Report:

Richard Rivera gave a brief report to the Board and owners in attendance including a progress report on the roundabout construction at Gulfstream and U.S. 41.

Treasurer's Report: Leon Ellin informed the Board and Owners in attendance that there have been no dramatic developments since his last report. The 2021 financial statements will not be completed until after the 2021 audit which should be sometime in March. At this time the 2021 operating budget appears to be favorable by about \$30K.

Building Manager's Report:

Bill Veal presented the attached report.

Facilities Committee Report:

Leslie Rivera updated the Board on items that had been completed and items that the committee are still working on.

Old Business: None at this time.

New Business: None at this time.

Owner Comments:

There was a brief discussion about possible development in the vicinity of South Palm Ave. and concerns over density and traffic.

Fred Doery mentioned that there is a section of sidewalk in the rear of the building that is raised and in need of repair. Bill Veal will bring a quote back to the Board for the repair.

Adjournment: There being no further business, the meeting was adjourned at 3:40 p.m.

The next Board Meeting is scheduled for April 7, 2022, at 3:00 p.m. All owners are invited and encouraged to attend.

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Garage Signs (update) – The four signs at the entrance to the garages were refurbished and reinstalled (\$1,041.71).

Pool & Spa Rules Signage – Due to a change for the state of Florida, we had to add the verbiage “Maximum Depth 6” to the pool rules sign by January 1, 2022. Since both the pool and spa signs were fading and showing their age, both of them were replaced with the required wording added to the pool sign (\$526.59).

Exercise Bike – the console on one of the exercise bikes was replaced in December (\$775).

Domestic and Fire Backflow Preventers – Both systems have been tested and inspected, and no deficiencies were found.

Generator Maintenance – The major p.m. (oil, oil filters, fuel filters, and coolant filter) has been completed on the emergency generator, the technician noted that the air filter was in need of replacement as well. I authorized him to replace the filter during the visit (\$241).

Access Controls – We began having a problem with one of the entrance doors from the second floor garage. After trouble shooting it was determined that the relay board for this door was only working intermittently, then not at all. A new board was ordered and installed (\$1,300).

Due to the age of the system, replacement parts are getting difficult to find. We now have a spare communication board on hand, and I would like to send the bad relay board out for repair to have for future need (\$1,100 to repair with a two-year warranty). We have 4 of these boards in our system.

Bathroom Soap Dispensers – The recessed soap dispensers in the common area restrooms are beginning to leak and/or not function. I have a replacement on order to make sure that is identical to what we have now. If it is the same, I would like to go ahead and replace the other 7 dispensers at a cost of approximately \$1,400.

Garage Antenna – I had a couple of owners mention that the first floor garage gate did not seem to open until they were right up at the gate with their car. I replaced the antenna and wiring for the gate and it seems to be working much better (\$45).

Palm Tree Roots – I had asked Grant's for a proposal to trim the palm tree roots at the front of the building. They were leery to provide a proposal until having the areas

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looked at by an Arborist. I had their Arborist come out and inspect the area. The Arborist felt that no harm would be done by trimming the roots. Grant's provided a proposal not to exceed \$975 based on time and materials to trim the tree roots and lay the tree rings back down flat. They did include in their proposal that they would not be responsible for the trees should and damage occur to them after trimming the roots. They should be hopefully completing this very soon.

2021 Audit – We have begun our Financial 2021 Audit.

Engineering Proposal (Structural Inspection) – (\$7,200) As requested, I have a proposal from, Karins Engineering to perform an "Existing Building Assessment". This would be for an inspection of the building envelope and related structural components that are readily accessible.

I chose Karins Engineering mainly for the fact that they are local, have many years of experience, and provide engineering services for many condominiums not only in our area but throughout the state.

David Karins is also one of the engineers currently involved in the team that was assembled after the Surfside collapse to come up with new statewide inspection standards for high rise buildings.

There are currently 3 House Bills being considered regarding the engineering inspections and reserve funding and/or waiving.

- One would require engineering inspections every 5 years for all buildings over 5 stories, but this requirement may be waived by a majority vote of the owners.
According to B&P this bill is highly unlikely to pass
- The other two Bills are very close to each other and would require a "Milestone Inspection" at 30 years and every ten years after or 20 years and 7 years if within 3 miles of coast. They also would change the way that Associations can waive reserve funding and would require an alternative plan to waiving or underfunding reserve funding (line of credit). **One of these two bills or a combination of the two are very likely to pass this legislative session.**

If the proposed changes are passed during this current legislative session that could require an additional site visit for the Association to be in compliance, the cost for an

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additional site visit would be in the range of \$1,500 to \$2,000, and can be added to this proposal.

Also, if the proposed legislation passes, and if we move forward with an engineering inspection now, please keep in mind that we will more than likely be required to have an additional inspection performed in 5 years as that will be the 20 year mark since the Certificate of Occupancy was issued for the building.

The current Legislative session should end by March 11.

Respectfully Submitted,

Bill Veal

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