

The Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting Minutes

April 7, 2022

Call to Order: The Savoy on Palm Board of Directors Meeting was held April 7th, 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 3:00 p.m.

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

Approval of Minutes:

1. **MOTION** – (Leon Ellin) to approve the minutes from the 2/17/22 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. There was discussion about traffic issues and backups on Ringling Blvd.

Mr. Rivera also spoke briefly about a couple of topics he would like to focus on at the upcoming Board Meetings in the fall. Those topics are building maintenance and integrity, electrical car charging options, and an in-depth report on the current status of the Reserves. He would appreciate any owners who would like to volunteer to help with any of these items.

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 audit has just been finalized and there were no significant changes to be made to the financials that arose from the audit. The audit process went very smoothly. A draft version of the February financial report has been received, there are no unfavorable variances to mention and no major cause for concern at this time.

Building Manager's Report:

Bill Veal presented the attached report.

Facilities Committee Report:

Leslie Rivera presented a recommendation on behalf of the committee for replacement pool furniture (8 chaise lounges, 2 chairs with ottomans, 5 tables, and 5 plastic inserts for the tables in lieu of glass). She requested that the Board consider approving the replacement of the furniture at a cost not to exceed \$35,000.

2. **MOTION** – (John Metz) to approve an expenditure not to exceed \$35,000 to replace the pool furniture as presented by the Facilities Committee. Motion seconded by Bill Haraf. After discussion amongst the Board and the owner's in attendance, the motion passed unanimously.

Leslie Rivera also presented a recommendation on behalf of the Facilities Committee to install a chandelier in the center tray portion of the library ceiling at a cost of approximately \$9,300. The cost includes LED bulbs, and installation.

3. **MOTION** – (Jim Heskett) to approve an expenditure not to exceed \$9,600 to install a chandelier in the library as presented by the Facilities Committee. Motion seconded by Bill Haraf. After a brief discussion between the Board and owners in attendance, the motion passed unanimously.

Leslie Rivera also informed the Board that she will remain on the committee but is choosing to step down as the chair. Robyn Griffiths has volunteered to take over as the chair of the committee.

Jim Heskett asked if any update is available on the fitness room shades. Leslie Rivera said that they are still not completed but that she and Bill Veal have been working with the vendor to get them completed to operate manually instead of being motorized. We are still waiting to hear back from the vendor to see if this is feasible as the cost of the shades should be reduced if they are not motorized.

Old Business:

Jim Heskett asked about the current masking policy for workers and vendors coming into the building. After a brief discussion and consensus amongst the Board it was determined that face masking would be managed by individual residents based on their individual preferences.

New Business: None at this time.

Owner Comments:

There was a discussion about whether a handy man or service could be scheduled to come in a day or two a month as needed to provide any minor repairs as needed by the owners. It was determined that at this time it would probably be best if individual owners made their own arrangements for minor repairs as needed as no one present seems to know of a handy man or service that would be available to perform a dedicated service to the entire building.

Adjournment: There being no further business, the meeting was adjourned at 3:52 p.m.

The next Board Meeting is scheduled for September 8, 2022, at 3:00 p.m. All owners are invited and encouraged to attend.

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Building Manager's Report
4/7/2022

Bathroom Soap Dispensers (Update)– All common area soap dispensers have been replaced.

Annual Fire Alarm Testing – completed, but a few exterior speakers need to be replaced, and an intermittent ground fault needs to be addressed. The repairs are being scheduled.

Common Area A/C Maintenance – completed with a few issues to be addressed, waiting on proposal from A/C company.

2023 Reserve Study Update – The update has began, I have forwarded all requested information to Dreux Isaacs office, and have the site inspection scheduled for April 20th.

Paver Repairs – I have a quote for several areas in need of repair (\$1,900). These areas include, the front side walk, the pool area, and the entrance to the first floor garage.

Sidewalk Repairs – I am still working to obtain quotes.

Insurance – I have been working with Brown & Brown on our upcoming renewals, we are anticipating another sizable increase this year.

- Our information is out to EVERY Carrier that will write condominium policies in Florida (Brown & Brown has access to Every Carrier so we will have the most competitive/comprehensive options)
- In the past few months, the marketplace has tightened which means tougher underwriting guidelines, higher pricing, possibly higher deductibles, and slower processing on the carrier side of the renewal quotes.
- They are currently seeing quotes come in closer to the 2-3 week mark instead of a month prior to renewal as in the past.

2022 Legislative Session – There was no Condominium related legislation passed during the 2022 session. The main bills considered for condominiums had to do with engineering inspections, reserve studies and reserve funding mandates.

The Senate and House could not agree on the reserve funding issue and, as a result, nothing was passed. This could be re-visited during a special session, but more than likely will be considered again during the 2023 regular session.

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My recommendation for an Engineering inspection is that we budget for it for 2023 and proceed regardless of possible legislative action.

Respectfully Submitted,

Bill Veal

4/7/22