

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

April 6, 2023

Call to Order:

The Savoy on Palm Board of Directors Meeting was held April 6th, 2023 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.

Mr. Rivera asked everyone for a moment of silence in observance of the passing of Anne Bladstrom.

Determination of a Quorum:

Board Members present were Richard Rivera, Bill Haraf, and Jim Heskett in person, with Leon Ellin attending via conference call. 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 February 9, 2023 Board Meeting. Motion seconded by Bill Haraf. Motion passed unanimously.

President's Report:

Mr. Rivera had nothing to report at this time.

Treasurer's Report:

Leon Ellin presented the attached report.

Building Manager's Report:

Bill Veal presented the attached report.

2. **MOTION** – (Richard Rivera) to approve the "Dog Run Area Request" and recommendation as presented by the Building Manager. Motion seconded by Jim Heskett. After discussion, the motion passed unanimously.

Facilities Committee Report:

Brenda Griffiths updated the Board and owners in attendance on a few items the committee will be discussing. She plans to arrange a meeting soon.

Old Business:

First Horizon Account Signer Resolution – Mr. Rivera explained to the Board that First Horizon Bank is requiring a Board resolution to update the account signers and made a motion to approve the resolution as presented.

3. **MOTION** – (Richard Rivera) to approve the Corporate Resolution regarding changes and updates to the Associations Bank account signers. Motion seconded by Bill Haraf; the motion passed unanimously.

New Business:

None at this time.

Owner Comments:

Jo Haraf inquired about what had happened to the paver sidewalk by the north pedestrian gate. Bill Veal explained that when the brick paver repairs were being completed, an irrigation line had been broken while removing roots from under the pavers. This irrigation line has been repaired and the brick pavers have been re-installed.

Adjournment: There being no further business, the meeting was adjourned at 3:37 p.m.

The next meeting scheduled for Thursday September 7, 2023 at 3:00 p.m.

All owners are invited and encouraged to attend.

The Savoy on Palm Condominium Association, Inc.

Treasurer's Report

April 6, 2023

Subsequent to the last meeting of the board, we moved \$600,000 from our reserve money market accounts and invested in short term (3 month and 6 month) US Treasury bills. At the same time, we invested \$120,000 in the same types of securities in our Morgan Stanley account, which also includes a like amount invested in municipal bonds which will be held to maturity. The current returns on the US Treasury investments are in the range of 4 to 5%. Our total reserve balances are a little over \$900,000.

Attached to this report is our financial statement for February and February Year-to-Date. Virtually all elements of expense are running favorable to budget. While clearly better than unfavorable results, the occurrence of these differences in the first months of the year can be misleading. There are two primary reasons for this:

1. We budget many expenses on a basis that one month is equal to 1/12th of the annual budget. Of course, most spending doesn't occur in this manner. As a result, we tend to run favorable since the budget indicates spending in a period where we are not actually spending.
2. At year end, we take extra care to gather all expenses for the year ending (in this case 2022). While we make reasonable efforts to get expenses into the proper periods, December tends to show higher than normal expenses and January lower than normal. This effect evens out during the year.

What we do watch out for with some care is any indication that we have an expense that is consistently above expected levels, indicating that our budget may be too optimistic. At this point in time, there do not appear to be any expenses where this is the case.

Respectfully submitted

Leon Ellin, Treasurer

The Savoy on Palm Condominium Association, Inc.

**Interim Financial Statements and
Supplementary Information**

February 28, 2023

Jonathan Crick

ATTORNEY AT LAW & CERTIFIED PUBLIC ACCOUNTANT

To the Board of Directors
The Savoy on Palm Condominium Association, Inc.
Sarasota, Florida


Management is responsible for the accompanying financial statements of The Savoy on Palm Condominium Association, Inc. (a corporation), which comprise the balance sheet as of February 28, 2023, and the related statement of revenues and expenses for the one month and two months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

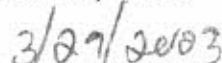
The supplementary budget information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary budget information was not subject to our compilation engagement. We have not audited or reviewed the supplementary budget information and do not express an opinion, a conclusion, nor provide any assurance on such budget information.

Management has elected to omit substantially all of the disclosures and statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to The Savoy on Palm Condominium Association, Inc.


Jonathan D. Crick, Esq., CPA/ABV/CFF, PLLC
Bradenton, Florida


Report Date

The Savoy On Palm Condominium Association., Inc.

Balance Sheet
February 28, 2023

Assets

Current Assets

First Horizon Bk-Oper Checking	\$	9,959.98	
First Horizon Bk-Payroll Checking		4,673.05	
First Horizon Bk-Oper MMA		159,936.96	
First Horizon Bk-Rsv MMA		71,893.79	
Morgan Stanley Invest-Rsv		265,640.38	
First Horizon Invest-Rsv		600,256.71	
Prepaid Expenses		29,689.00	
Prepaid Income Tax		179.00	

Total Current Assets \$ 1,142,228.87

Fixed Assets

Furnishings & Equipment		46,236.24	
Accumulated Depreciation		(41,965.00)	

Total Fixed Assets 4,271.24

Other Assets

Total Other Assets 0.00

Total Assets \$ 1,146,500.11

Liabilities and Members' Equity

Current Liabilities

Accrued Wages		4,330.91	
Sales & Tourist Tax Payable		249.00	
Payroll Tax Payable		495.21	
Prepaid Assessments-Oper		73,553.96	
Prepaid Assessments-Rsvs		28,510.20	

Total Current Liabilities 107,139.28

Long-Term Liabilities

Total Long-Term Liabilities 0.00

Total Liabilities 107,139.28

Members' Equity

Undesignated Equity	(\$408,753.97)		
Transferred from Designated Equity	538,830.29		
Current Balance		<u>130,076.32</u>	

Designated for Replacement Reserve Equity	1,448,114.80		
Transferred to Undesignated Equity	(538,830.29)		
Current Balance		<u>909,284.51</u>	

Total Members' Equity 1,039,360.83

Total Liabilities & Members' Equity \$ 1,146,500.11

The Savoy on Palm Condominium Association, Inc.
Statement of Revenues and Expenses
For the One Month and Two Months Ended February 28, 2023

	Curr Month Actual	Curr Month Budget	Over (Under) Variance	Year to Date Actual	Year to Date Budget	Over (Under) Variance
Operating Revenues						
Maintenance Fees	\$ 52,611.17	\$ 52,611.17	0.00	\$ 105,222.33	\$ 105,222.33	0.00
Guest Suite Income	0.00	666.67	(666.67)	1,950.00	1,333.33	616.67
Interest Income	183.12	8.33	174.79	431.01	16.66	414.35
Other Income	0.00	8.33	(8.33)	16.09	16.66	(0.57)
Total Operating Revenues	<u>52,794.29</u>	<u>53,294.50</u>	<u>(500.21)</u>	<u>107,619.43</u>	<u>106,588.98</u>	<u>1,030.45</u>
Administrative Expense						
Fees, Dues, and Licenses	61.25	91.67	(30.42)	61.25	183.34	(122.09)
Insurance-W/C	0.00	460.00	(460.00)	0.00	920.00	(920.00)
Legal Fees	0.00	166.67	(166.67)	0.00	333.33	(333.33)
Management Fees	887.00	1,125.00	(238.00)	2,057.00	2,250.00	(193.00)
Office Supplies, Postage	156.75	150.00	6.75	279.56	300.00	(20.44)
Payroll Taxes	994.29	1,087.50	(93.21)	2,114.50	2,175.00	(60.50)
Social Committee Expense	0.00	125.00	(125.00)	0.00	250.00	(250.00)
Salaries & Wages	12,356.47	13,593.17	(1,236.70)	25,875.63	27,186.34	(1,310.71)
Taxes-Income	0.00	16.67	(16.67)	0.00	33.34	(33.34)
Total Administrative Expense	<u>14,455.76</u>	<u>16,815.68</u>	<u>(2,359.92)</u>	<u>30,387.94</u>	<u>33,631.35</u>	<u>(3,243.41)</u>
Building & Grounds Expense						
Elevator Contract	0.00	2,208.33	(2,208.33)	2,138.00	4,416.66	(2,278.66)
Equipment Contracts	727.60	1,116.67	(389.07)	727.60	2,233.33	(1,505.73)
Fire Alarm	32.00	183.33	(151.33)	64.00	366.67	(302.67)
Generator Fuel	0.00	83.33	(83.33)	0.00	166.66	(166.66)
Guest Suite Expense	0.00	41.66	(41.66)	53.07	83.33	(30.26)
Landscape Contract	1,150.00	1,180.00	(30.00)	2,300.00	2,360.00	(60.00)
Landscaping	0.00	666.67	(666.67)	0.00	1,333.34	(1,333.34)
Pest Control	244.00	250.00	(6.00)	488.00	500.00	(12.00)
Pool/Spa/Fountain Contract	650.00	650.00	0.00	1,300.00	1,300.00	0.00
Repairs & Replacements	1,419.95	4,583.33	(3,163.38)	3,016.61	9,166.66	(6,150.05)
Repair & Maint-Elevator	0.00	75.00	(75.00)	0.00	150.00	(150.00)
Repair & Maint-Int Plants	0.00	20.83	(20.83)	0.00	41.67	(41.67)
Repair & Maint-Pool/Spa/Fou	23.60	166.67	(143.07)	23.60	333.33	(309.73)
Repair & Maint-Fire Alarm	0.00	250.00	(250.00)	0.00	500.00	(500.00)
Repair & Maint-Landscape Ot	0.00	333.34	(333.34)	417.78	666.67	(248.89)
Repair & Maint-Library	0.00	416.67	(416.67)	0.00	833.34	(833.34)
Repair & Maint-Stormwater	0.00	11.67	(11.67)	0.00	23.33	(23.33)
Repair & Maint-Window Clea	60.00	371.67	(311.67)	60.00	743.33	(683.33)
Reserve Study Update	0.00	266.67	(266.67)	0.00	533.33	(533.33)
Supplies-Cleaning	61.89	133.33	(71.44)	179.68	266.67	(86.99)
Supplies-Maintenance	68.96	416.66	(347.70)	218.07	833.33	(615.26)
Miscellaneous Expense	0.00	83.33	(83.33)	0.00	166.66	(166.66)
Total Bldg/Grounds Exp	<u>4,438.00</u>	<u>13,509.16</u>	<u>(9,071.16)</u>	<u>10,986.41</u>	<u>27,018.31</u>	<u>(16,031.90)</u>

The Savoy on Palm Condominium Association, Inc.
Statement of Revenues and Expenses
For the One Month and Two Months Ended February 28, 2023

	Curr Month Actual	Curr Month Budget	Over (Under) Variance	Year to Date Actual	Year to Date Budget	Over (Under) Variance
Insurance Expense						
Insurance	10,831.00	13,062.50	(2,231.50)	21,662.00	26,125.00	(4,463.00)
Total Insurance Expense	<u>10,831.00</u>	<u>13,062.50</u>	<u>(2,231.50)</u>	<u>21,662.00</u>	<u>26,125.00</u>	<u>(4,463.00)</u>
Utilities						
Telephone	968.17	958.33	9.84	1,833.80	1,916.66	(32.86)
Utilities-Cable TV	1,812.62	1,791.67	20.95	3,625.24	3,583.34	41.90
Utilities-Electric	3,195.90	3,591.67	(395.77)	6,485.75	7,183.34	(697.59)
Utilities-Gas	904.54	666.67	237.87	1,330.81	1,333.33	(2.52)
Utilities-Water/Sewer	3,340.00	3,500.00	(160.00)	6,805.28	7,000.00	(194.72)
Utilities-Trash/Recycle	48.07	52.50	(4.43)	96.14	105.00	(8.86)
Total Utilities	<u>10,269.30</u>	<u>10,560.84</u>	<u>(291.54)</u>	<u>20,227.02</u>	<u>21,121.67</u>	<u>(894.65)</u>
Total Operating Expenses	<u>39,994.06</u>	<u>53,948.18</u>	<u>(13,954.12)</u>	<u>83,263.37</u>	<u>107,896.33</u>	<u>(24,632.96)</u>
Excess of Operating Revenues Over Expenses	<u>12,800.23</u>	<u>(653.68)</u>	<u>13,453.91</u>	<u>24,356.06</u>	<u>(1,307.35)</u>	<u>25,663.41</u>

The Savoy on Palm Condominium Association, Inc.
Statement of Revenues and Expenses
For the One Month and Two Months Ended February 28, 2023

	Curr Month Actual	Curr Month Budget	Over (Under) Variance	Year to Date Actual	Year to Date Budget	Over (Under) Variance
Replacement Rsv Revenues						
Maintenance Fees	20,392.53	20,392.53	0.00	40,785.07	40,785.07	0.00
Interest & Dividends	1,190.23	0.00	1,190.23	2,272.57	0.00	2,272.57
Total Repl Rsv Revenues	<u>21,582.76</u>	<u>20,392.53</u>	<u>1,190.23</u>	<u>43,057.64</u>	<u>40,785.07</u>	<u>2,272.57</u>
Replacement Rsv Expenses						
Furnishings & Equipment	16,220.94	0.00	16,220.94	16,220.94	0.00	16,220.94
Total Repl Rsv Expenses	<u>16,220.94</u>	<u>0.00</u>	<u>16,220.94</u>	<u>16,220.94</u>	<u>0.00</u>	<u>16,220.94</u>
Excess of Replacement Reserves Revenues Over Expenses	5,361.82	20,392.53	(15,030.71)	26,836.70	40,785.07	(13,948.37)
Extraordinary Expense						
Total Extraordinary Exps	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Revenues in Excess of Expenses	<u>\$ 18,162.05</u>	<u>\$ 19,738.85</u>	<u>(1,576.80)</u>	<u>\$ 51,192.76</u>	<u>\$ 39,477.72</u>	<u>11,715.04</u>

The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
4/6/23

Insurance Appraisal (Update) –

- Completed and sent over to Brown & Brown, they are continuing to work on our renewals but do not have any information to provide yet.

Paver Repairs (Update) –

- Repairs around the pool and sidewalks have been completed.
- The entire area at main entrance is getting bad and needs to be repaired. Proposed cost \$3,000. This includes removing pavers, removing roots, and resetting pavers.

Sauna Power Supply (Update) –

- The power supply is repairable, it has been shipped off for repair. The total costs for repair is around \$560 and comes with a 2 year warranty versus \$900 for a new power supply.

A/C Unit Trouble –

- Unit 7-1 was found to be not cooling. Veteran Air came out, checked the unit and found it low on refrigerant. They re-charged the unit and performed leak testing but did not find any leaks. It could be a very slow leak. We will continue to monitor but it is working as it should.

Landscaping –

- I have the proposal for the summer flowers. We are going with mixed colors of Pentas again around the fountain, there will be some Blue Daze and ferns replaced around the pool, the pots on either side of the grill are going to get Bromeliads transplanted from the north west corner of the property as we need to thin this area out some.
- I am also working on bids for tree trimming throughout the property and if it is within budget will get them done as soon as possible.

The Savoy on Palm Condominium Association, Inc.

Building Manager's Report

4/6/23

Dog Run Area Request –

- There are several areas in the dog run area that could allow a smaller dog to escape the fenced in area. It was requested by an owner that we investigate a way to close these areas for the smaller dogs in the building.
- After looking into this, it would require either modification or replacement of the gate leading out to Burn's court, and finding other sources to close up gaps in behind the building by the large drain, and at the area the chain link fence ends next to the pool equipment gate.
- I contacted several fence companies to come out and look at these areas, and I was only able to get one company to show up and give advice and provide a quote. I do have an appointment with another company, but apparently fence companies are still very backlogged from Hurricane Ian, and several had no desire to come out and even look.
- After looking at the possible escape areas, it was determined that the most feasible and cost effective way to complete this task would be to add some additional fencing (4' black vinyl) in the area between the exit door and the back corner of the building to the existing (6' black vinyl) fence on the US Garage side of the property, with an unlocked pedestrian gate at the sidewalk for anyone walking out the back towards Burns Ct. This would ultimately keep the small dogs inside a smaller area but still leave room for them to run and exercise.
- This would also eliminate a possible hazard of a pet gaining access to the pool equipment area, there are some times when a chemical feeder line breaks and chlorine or muriatic acid gets pumped onto the ground in this area.
- The cost to add this section of fence and gate is \$545

Respectfully Submitted,

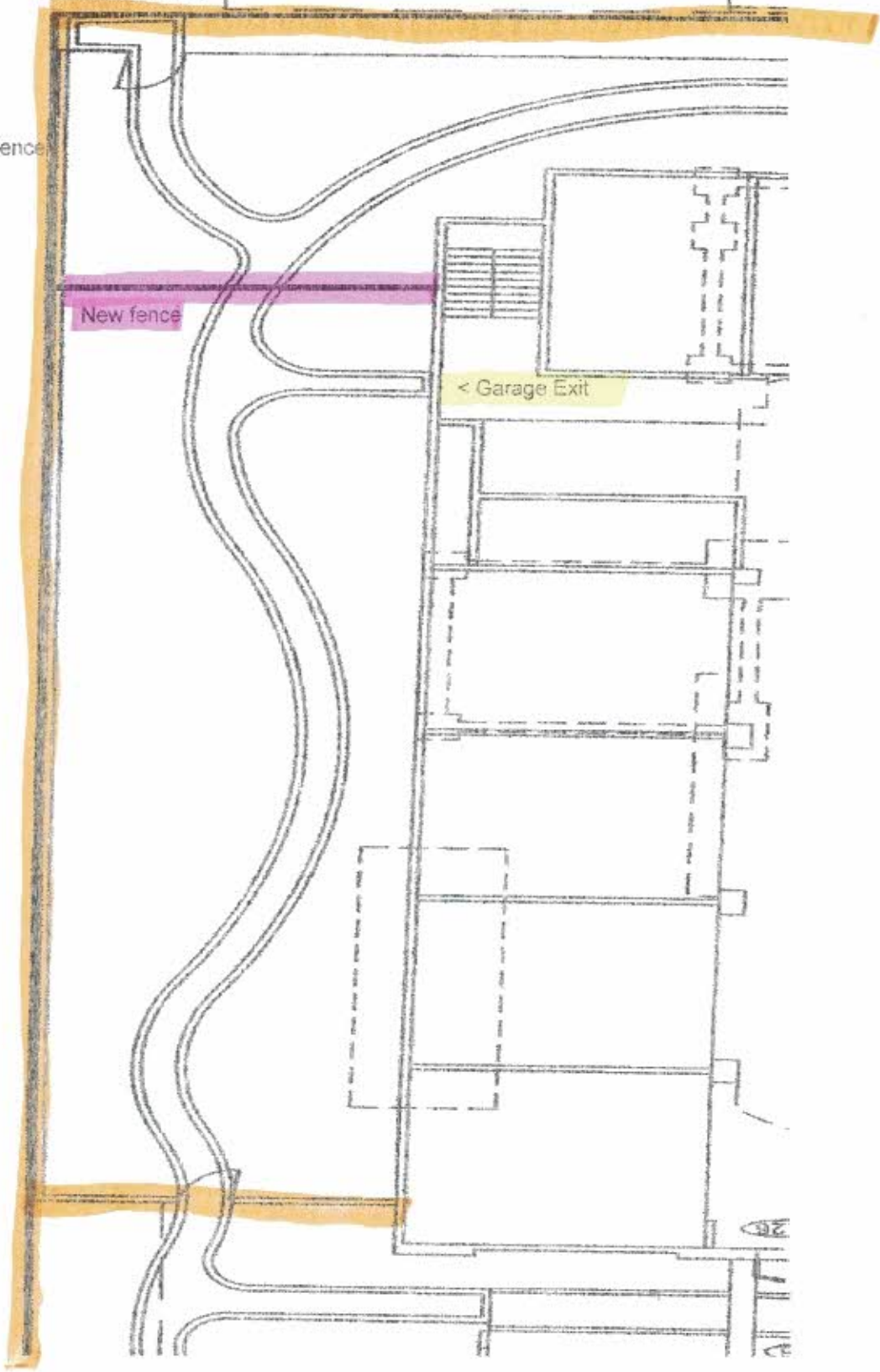
Bill Veal

Burns Ct. Gate

Existing Fence

New fence

< Garage Exit



The Savoy on Palm Condominium Association, Inc.

Board of Directors Corporate Resolution

We, the undersigned, being all the Directors of this Corporation consent and agree that the following Corporate Resolution was made on April 6, 2023 at 3:00 p.m. at a duly called Board of Directors Meeting on the third floor at The Savoy on Palm Condominium, 401 South Palm Ave., Sarasota, FL 34236.

We do hereby consent to the adoption of the following as if it was adopted at a regularly called meeting of the Board of Directors of this Corporation in accordance with State law and the Bylaws of this Corporation, by unanimous consent, the Board of Directors decided that:

Only current Board Members shall be authorized signers on the Corporation's Bank Accounts, and any past or former Board Members shall be removed as signers from the Corporation Bank accounts.


Therefore, it is resolved, that from this day forward all former Board of Directors shall be removed as signers from the Corporation bank accounts and the accounts shall be updated with the current Board of Directors. The current Board of Directors consists of Richard Rivera, Leon Ellin, James Heskett, William Haraf, and John Metz. Bruce Blackmore shall be removed as a signer from the Corporation's bank accounts.

 Richard E. Rivera 4/6/2023
President Signature Printed Name Date

 James H. Heskett 4/6/2023
VP/Secretary Signature Printed Name Date

 Leon R. Ellin 4/6/2023
Treasurer Signature Printed Name Date

 John C. Metz 4/6/2023
Director Signature Printed Name Date

 William H. Haraf 4/6/2023
Director Signature Printed Name Date

The Secretary of the Corporation certifies that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the Board of Directors at the April 6, 2023 Board of Directors meeting.


Signature of Secretary

4/6/2023
Date

James S. Heskett
Printed Name of Secretary