

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

November 25, 2024

**Call to Order:**

The Savoy on Palm Board of Directors Meeting was held November 25, 2024 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, Jim Heskett, and Abby Esformes. It was confirmed that proper proof of notice of the meeting had been conveyed.

**Approval of Minutes:** 10/17/24 Organizational Meeting

1. **MOTION** – (Jim Heskett) to approve the October 17, 2024 Organizational Board Meeting minutes. Motion seconded by Abby Esformes. The motion passed unanimously.

**President's Report:**

Mr. Rivera informed the Board and owners in attendance that he did not have a lot to report on but that he did want to thank Bill and his team for the incredible work they did over the summer after hurricanes Helen, Milton, & Debbie. He stated that it is easy to take the preparation and clean up for granted as it is taken care of so seamlessly.

Mr. Rivera also mentioned that it is the first meeting he can remember to not have Leon Ellin sitting at the table and explained that he had resigned from the Board and thanked him for his many years of service as a Board Member and Treasurer.

Mr. Rivera also introduced our newest owners Bill & Betsy Roe who are in the process of moving into unit 1003.

Mr. Rivera also said that he would like to move the new business up on the agenda, as there is a need to appoint two owners to the Board.

**New Business:**

- Appoint two Board Members
  - o Since Leon Ellin has resigned from the Board due to the sale of his unit, and the sudden unfortunate passing of Bill Haraf, the Board needs to appoint two owners to serve out the remainder of the terms for the vacant seats on the Board.

2. **MOTION** – (Jim Heskett) made a motion to appoint Brenda Griffiths and Bruce Blackmore to the Board. Motion seconded by Richard Rivera; after a brief discussion the motion passed unanimously.
  - Elect Treasurer from Board of Directors
    - o A Treasurer is needed to fill the position vacated by Leon Ellin.
  
3. **MOTION** – (Jim Heskett) to nominate Bruce Blackmore as Treasurer. Motion seconded by Richard Rivera; the motion was approved unanimously.
  - Elevator #1 Repair Quote & Options
    - o Bill Veal presented the attached report with options to either repair elevator number one or move up the schedule for modernizing elevator #1 & #2. After a lengthy discussion amongst the Board and owners in attendance, a motion was made.
  
4. **MOTION** – (Abby Esformes) to proceed with the repair/refurbishment of the motor for elevator #1, and to file a claim on the equipment breakdown insurance policy to see if the expense will be covered. Motion seconded by Richard Rivera; the motion passed unanimously.

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

The Board authorized Bill Veal to purchase a replacement ice maker for the pool cabana.

**Pool Committee Report:** Chelle Stoner reported that she had been in contact with six families at The Savoy that are considered to be frequent pool users. Everyone she spoke with said that they would like to have the pool warmer during the winter months. She recommended that the Board allow the pool temperature to be increased to 85 degrees.

The Board discussed the options available per the condominium declaration and with no objection from the owners in attendance, a motion was made.

5. **MOTION** – (Bruce Blackmore) to move the pool temperature to 85 degrees and revisit in one year to see if there is any noticeable change in expenses regarding heating the pool. Motion seconded by Richard Rivera; motion passed unanimously.

**Old Business:** None at this time.

**Owner Comments:**

Lew Winarsky informed the Board that the Emergency Preparedness Committee had met and passed recommendations on to the Facilities Committee to be presented to the Board.

Brenda Griffiths stated that she had the recommendations, but was not prepared to present them at this meeting as she had not had a chance to hold a Facilities Committee meeting before this Board meeting,

**Adjournment:** There being no further business, the meeting was adjourned at 3:39 p.m.

## Elevator #1

### Repair Quote & Options

- Elevator number one went out of service after a power outage on 10/11/24. Schindler arrived the same day and determined that the cause was either a bad drive controller or a bad motor. Schindler wanted to bring in an engineer to confirm if in fact the problem was the motor.
- Schindler's engineer was here along with our tech (Glenn) on 10/28/24 and it was indeed determined that the motor has a dead short and is inoperable.
- The motor is located up in the very top of the elevator shaft (estimate 3 days to remove & 2 days to re-install).
- Schindler considers the motor "obsolete" and there is no replacement motor available. The motor is not covered under our maintenance/repair agreement as it does not cover "obsolete" parts.
- Schindler provided a quote to remove the motor, ship out to be refurbished, ship back, and reinstall (\$35,582.00). The quote does not include the cost to refurbish the motor. That quote will be provided once the motor is received by the repair shop. Schindler estimates the cost to refurbish the motor to be between \$25k and \$40k, depending on what is found by repair shop. (Entire repair \$61k - \$76k)
- Schindler is estimating at least 4 to 8 weeks to get the motor back once it has been received by the repair shop.

#### Options –

- **Authorize expense to repair current motor (this would be the quickest option)**
  - o Only provides a one-year warranty on repair per proposal (motor should be totally refurbished and like new).
  - o We could also try to file a claim against our equipment breakdown policy, as it has a \$10k deductible. But due to the age of the equipment and no real way to determine if the motor just a prematurely failed or was caused by a power

related surge, Brown & Brown does not know if the claim would be approved although he is willing to submit to the carrier if the Board would like.

- **Consider Modernizing Elevator's 1 & 2 (ahead of schedule)**

- We would have to modernize both elevators on the north side as they run as a group, so doing just one is not possible.
- Modernizing is replacing all of the mechanical and electrical portions of the elevators, but does not include the interior of the cab (this would be a cab refurbishment)
- Modernizing is typically completed in the 20-25 year range. We are currently at 17 years on the equipment. The schedule is not set in stone, we could go many more years than estimated if the repair is completed. The exact timing is unknown.
- A budget figure from Schindler is about \$250k per elevator, or \$500k to modernize both 1 & 2. This may come in lower once the project is bid and actual equipment is selected, but since we have MRL's (machine room-less) elevators our options for modernizing are limited. There is a company that makes a direct modernization kit for our elevators that is non-proprietary, which could bring the cost down, make replacement parts more readily available, and allow any elevator company to easily work on the equipment.
- If we repair the motor on elevator #1, this does not necessarily extend the life of the equipment, only the one motor.
- If we modernize 1 & 2 now, we will have spare parts (1 motor, 2 drive controllers, hall call boards, control boards from cabinet, etc.) for elevators 3 & 4 (may need to figure out where to store them if this option is chosen) for future use if more parts get to the point that they are considered obsolete. A lot of these parts can be repaired when needed and kept onsite to be used by Schindler when needed.
- I spoke to Dreux Issac regarding the expense of modernizing ahead of schedule and the effect it would have on future reserve contribution schedule. He said moving two of the elevators from 2030 to 2025 should not

make much of a difference on our reserve contribution schedule once we update, unless we have more large, unexpected reserve expenses.

- The timing of modernization would be greatly longer than repair. Schindler estimates about 6 months from time materials are ordered until job complete. It would be longer than this as we would need to procure bids.
- There will be additional expenses for an elevator consultant to prepare a specification to use for proposals, possible changes to fire code (fire alarm) that aren't handled by elevator companies.

### **Funding Options –**

- **Option #1 (repair motor)**
  - Repair costs could be split amongst the operating and reserve budget. As of 9/30 we are running about \$48k under budget in operating and \$41k in reserves (mostly due to interest earned). This number will more than likely decrease as we get closer to year-end, and we will not know the total until the year end financials are complete.
- **Option #2 (modernize ahead of schedule)**
  - If chosen, this would be a reserve expense, at year end we are estimated to have approx. \$880k in the non-structural portion of the reserves. This would drop this balance to somewhere around \$350k, depending on final costs. We are currently scheduled to fund the non-structural portion of the reserves over \$200k per year, so this balance would build back up over the next few years.

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**Building Manager's Report**  
**11/25/2024**

**Library Fireplace –**

This was scheduled to begin the first week in November, J&K Remodeling have been delayed doing emergency repairs since the storms. We are currently on their schedule for the week of December 2<sup>nd</sup>.

**Interior Common Area Painting Project –**

The Facilities Committee have selected a wall color and trim color. I requested and received 3 proposals. All proposals were based on the specification written by Sherwin Williams. The 3 proposals were not even close with Siesta Key Décor (\$36k) coming in a lot less than All Surface Painting (\$62k) & Sarasota Painting Co.(\$95k).

Jim Kernan has been the owner of Siesta Key Décor for over 17 years, they concentrate mostly on large commercial projects (interior & exterior). They have excellent references, and I have had a working relationship with his company for many years.

**Pool Cabana Ice Maker –**

This icemaker needs to be replaced. The cost to replace with the same unit is \$3,909 (Uline). I would like to replace it with a Scotsman CU50 (\$3,104). We currently have a Scotsman in the party room, and it has been trouble free since installed in 2020.

**UPDATES -**

- Fire alarm repairs completed.
- Irrigation well pump and controller replaced in September
- 2024 year-end audit will begin as soon as 12/31/24 financials are completed

Respectfully Submitted,

Bill Veal