

Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting
March 1, 2007
Minutes

DRAFT

The Board of Director's Meeting was held March 1, 2007, on the Third Floor of the Savoy on Palm Condominium Association at 401 South Palm Avenue, Sarasota, FL 34236 in accordance with Proper Proof of Notice. The Directors present were Peter Fanning, Bob Lindeman, George Hawley, Wayne Rubin and Morton Siegel. Thomas Richardson and Suzanne Peck were present representing Beth Callans Management Corporation.

Call to Order

Mr. Fanning called the meeting to order at 4:00P.M.

Confirmation of Proper Proof of Notice

Mr. Richardson stated that Proper Proof of Notice was posted according to Florida Statute.

Determination of a Quorum

Mr. Fanning stated that a quorum was established with all Board Directors present.

Approval of Minutes

Mr. Siegel made a motion to waive the reading of the minutes of the January 31, 2007 and February 2, 2007 Turnover and Organizational Board of Directors Meetings. The motion was seconded by Mr. Hawley. The motion carried unanimously. Mr. Rubin motioned for corrections to the minutes and the motion was duly seconded by Mr. Lindeman to accept the minutes as amended. The motion passed unanimously.

President's Report

President Fanning asked for a motion stating that a new reserve study be completed. The motion was made by Mr. Siegel and seconded by Mr. Lindeman. The motion passed unanimously.

It was requested by President Fanning that electronic mail be used as much as possible for purposes of communication.

President Fanning stated that he would be calling a meeting of Committee Chairs for the purpose of coordinating areas of responsibility so as not to duplicate efforts, to ensure communications are going to the proper committees and to facilitate reports at Board meetings.

President Fanning asked that a committee be formed to submit suggestions regarding Emergency/Medical Access issues. Ms. Kaulkin, Mr. Fanning and Mr. Lindeman volunteered and Mr. Lindeman agreed to Chair the Committee.

Treasurer's Report

The report was given by Mr. Siegel with clarification by Mr. Richardson. A motion was made by Mr. Siegel and duly seconded by Mr. Rubin to accept the Treasurers Report. The motion carried unanimously.

Committee Reports

Facility Committee:

Ms. LaReau read the report and a motion was made by Mr. Rubin and seconded by Mr. Siegel for the Board to accept the report as read. Ms. LaReau requested the Board to authorize the Landscape Sub-Committee to utilize the \$3500, at their discretion, given to the Association by Floria and earmarked for plantings and annuals. The Board of Directors approved. (report attached)

Rules and Procedures Committee: Ms. Lindeman submitted the report as a work in progress on behalf of Ms. Mesirov. There was a motion by Mr. Siegel and seconded by Mr. Hawley to accept the report as submitted. (report attached)

Life/Safety Committee:

Mr. Hawley submitted his report and Mr. Fanning exercised his prerogative to accept the report. (report attached)

Turnover Completion Committee:

Mr. Wayne Rubin asked Mr. Robert Crane of Crane & Co to give his report for the Committee.

Mr. Fanning accepted the verbal report of Mr. Crane.

Mr. Rubin stated that two warranty letters were submitted by Floria for signature by the Association; one from Schindler regarding the elevators and one from Turner Construction. The Board is in disagreement with the date of "substantial completion" of July 31, 2006 given by Turner Construction for the commencement of the warranty period that appears in that letter. A motion was made by Mr. Siegel, seconded by Mr. Rubin that the warranty letter from Schindler be signed, but not the one from Turner Construction until the issue is resolved.

Budget/Finance Committee:

Ms. Lindeman stated there was no report. The January financial statement was prior to turnover and the February statement would reflect the approved budget.

Social/Communication Committee:

Mr. Fanning stated that he would send an email to all owners asking for volunteers for this committee.

Creation of a Grievance/Compliance Committee:

A motion was made by Mr. Fanning and duly seconded by Mr. Siegel to create this committee. The motion passed unanimously. Mr. Siegel agreed to chair the committee and a notice would be posted asking for other volunteers.

Management Report

Mr. Richardson stated that a new bank account had been opened at Peoples Community Bank with three designated signatories.

Mr. Richardson reported the concierge staff have a set of keys for owners that were turned over by Turner Construction. The owners were requested to pick up their set of keys and verify that they are operable. The concierge staff has accounted for all keys given to owners. It is very important that the concierge staff maintain a set of keys to each unit in the event of an emergency.

Mr. Richardson reported that the City of Sarasota had removed the new parking signs recently installed. The current parking was the same as it was originally. Mr. Elden stated that he and Beth Callans Management were monitoring what the City of Sarasota was determining appropriate for additional street parking.

Mr. Richardson commented that AES was not responding to service requests on the fire alarm system. AES installed the system; however, AES had not received payment and had refused further service. Mr. Richardson stated that he had spoken with Greg Thomas who requested all calls be routed thru him; however, Mr. Thomas was not responding. Mr. Richardson had reported this to Mr. Corrow at Turner Construction and he was to follow up. Mr. Richardson said the last resort would be to contact the fire department to mandate AES to respond as AES was in violation of state law. Mr. Rubin queried as to whether a refund or credit was due the Association. Mr. Richardson stated he would follow up.

Old Business

Mr. Hawley submitted a Value Statement for adoption. Mr. Fanning stated that he will work with Mr. Hawley to edit and modify the statement and then distribute it for comment.

Mr. Fanning stated that he will write a letter to Floria regarding the status of sealing the second floor garage ramp and the first floor garage common area.

HVAC proposals for all units will be obtained by Mr. Richardson and presented to the Life/Safety Committee.

The Association is still in need of a waiver by owners for use of the exercise room.

Mr. Richardson stated that he would bring a recommendation to the Board to stagger concierge hours in order to have better coverage with no increase in hours. In addition, he would obtain costs for a cell phone so that the concierge could be reached when not at the desk.

New Business

Owner Remodeling

Mr. Fanning stated that it is necessary to obtain plans from the owners who are remodeling their units. Mr. Fanning and Mr. Richardson would work together to ensure this happens.

Owner Interactions with Beth Callans Employees

It is hoped that with the creation of a Grievance/Compliance Committee any problems will be dealt with through this committee.

Future Meetings

Mr. Fanning stated that he is going to schedule Board meetings on the first Thursday of each month at 4PM on the Third Floor. Mr. Fanning stated that from now through May he will call short meetings as necessary on the third Thursday at 4PM in order to accomplish the work that needs to be done.

Owners Comments

An owner questioned when the elevators would be on fobs. Mr. Richardson was to follow up with Floria. There is a cost of \$50 for owners to buy additional fobs.

Based on an owner's suggestion, Mr. Rubin suggested that all contractors must sign in and that the garage gates stay closed.

An owner commented that the "in pool" lights are operable at all times and it seems an unnecessary waste of electricity.

Mr. Wernick requested the Board ask Mr. Kevin Edwards, attorney, why he interpreted the timing of the turnover material as he did. Mr. Wernick felt that all information should have been available to the Association at Turnover, and that Turnover was too hasty. Mr. Richardson noted that the developer has 90 day to complete an audit of the Association records.

Adjournment

There being no further business, Mr. Hawley motioned that the meeting be adjourned at 6:20 pm. Mr. Siegel duly seconded the motion and the vote to adjourn was unanimous.

Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation