

Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting
March 15, 2007
Minutes

DRAFT

The Board of Director's Meeting was held March 15, 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, George Hawley, Wayne Rubin and Morton Siegel. Robert Lindeman was not in attendance. Thomas Richardson and Suzanne Peck were present representing Beth Callans Management Corporation.

Call to Order

Mr. Fanning called the meeting to order at 4:15P.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 four out of five Board members present.

Approval of Minutes

Minutes to the most recent meeting of the Board had not yet been distributed for approval.

President's Report

Mr. Fanning stated that Regular Board meetings will be held on the First Thursday of each month and through the month of May, 2007, a second Board meeting will be held, as necessary, to address housekeeping issues.

Mr. Fanning stated that he would meet with the Committee Chairs. A suggestion was made that Committees share outline agendas with all other Committees in order to avoid a duplication of efforts.

Treasurer's Report

Mr. Siegel raised a question as to the pro-rata portion of the maintenance fee by the Developer for their unit. Mr. Richardson stated that the developer elected to fund any deficit rather than pay a maintenance fee. Mr. Siegel requested to defer the Treasurer's report until next meeting.

Management Report

Thomas Richardson reported that the Sarasota Fire Department had visited the site and connected the Knox box. It was reported that there was a need for one duplicate key for a total of six keys. The Fire Marshall stated that AES is required to post proper contact information in the FACP room. Turner Construction should follow up with this and Mr. Ruben stated he would add that to the Turnover Committee report. Mr. Richardson stated that AES service was being hampered due to non payment for installation of equipment. Mr. Richardson had spoken with Steve Corrow of Turner Construction to resolve the fire alarm problem. Mr. Fanning asked Mr. Richardson to please send a letter to Floria regarding this issue and copy Turner Construction

and Kevin Edwards, attorney. Mr. Richardson stated that he would contact the Fire Department if there was no response from AES by noon of the next day.

Mr. Richardson reviewed the active contracts with the Association and stated them to be as follows: AES for fire alarm monitoring

Comcast

Waste Management

Suncoast Sparkle Brite

Commercial Landscape

Beth Callans Management

Schindler Elevator – There was considerable discussion about the expiration date of this contract, as there was a question regarding “substantial completion” of the building. There was a motion by Mr. Rubin, seconded by Mr. Hawley and passed unanimously, to seek legal definition of this phrase

It was suggested that these contracts be turned over to the Life/Safety Committee for review and that they then invite Nancy Lindeman (Budget Committee Chair) to the review meetings.

Mr. Richardson then presented to the Board a number of proposals for additional contract services needed for the Association. The Board asked Mr. Richardson to pass on the information he had acquired regarding a water refrigeration unit to the Facilities Committee. The Board also asked Mr. Richardson to follow up as to the window cleaning that Turner Construction was to perform. Mr. Richardson stated that he had given information to Ms. Breuer and she was pursuing that. The Association was to take responsibility for the cleaning in October and thereafter. A bid from Alliance for fire safety inspections including extinguishers was presented. The Board requested more information on proposals and stated that the fire extinguishers should be inspected as soon as possible.

Beth Callans Management was asked to forward copies of the letters from the Turnover Committee to Floria and Turner Construction prior to turnover.

Committee Reports

Turnover Committee:

Mr. Rubin reported that the report from Crane Associates will be a work in progress for some time. They will be doing a roof inspection as part of the study. A question arose about noise and whether or not there was adequate insulation between units. Mr. Rubin stated that he forwards all questions and comments from unit owners to Crane and they will assess them.

It was suggested by Mr. Siegel that he and Mr. Rubin compose a stern letter to Turner Construction reviewing what was promised and what is still to come.

Facility Committee:

Ms. LaReau had given a report on the most recent committee meeting of February 21, 2007 at the March 1, 2007 Board of Directors meeting. The next committee meeting is scheduled for March 21, 2007.

Rules and Procedures Committee:

The committee put forward a number of suggestions regarding Rules and Procedures:

Regarding parking, it was suggested that a visitor space be reassigned as a guest suite space; that there should be no commercial vendor parking inside the garage under any circumstances; that parking around the front circle be limited to 30 minutes, Monday through Friday, 8am to 6pm

and be so posted with a sign; that the North side of the driveway may be used for vendor loading and unloading.

The Board was asked to rent two parking spaces next door at the Church for employee and overflow parking. A motion was made by Mr. Fanning, seconded by Mr. Siegel and passed unanimously. Mr. Fanning agreed to negotiate for the best possible price.

Regarding Use of the Guest Suite, a motion was made by Mr. Fanning, seconded by Mr. Siegel and passed unanimously that reservations will be required ninety days in advance and that a “holiday lottery” will be held sixty days in advance.

Regarding the Pool, a motion was made by Mr. Fanning, seconded by Mr. Hawley and passed unanimously that the current rules be amended to include the phrase “amplified live or loud music prohibited”.

Life/Safety Committee:

Mr. Hawley and Mr. Rubin requested of Management that the address “401 South Palm Ave.” be painted on the curb in front of the Building in reflective paint.

Mr. Richardson reported that the unit gas meters would be read at the end of March and unit owners would be billed for their unit consumption. This would be done on a quarterly basis.

Beth Callans Management recommended permission for the purchase of a cell phone to be used when the front desk is unattended. Mr. Richardson would get prices.

There was discussion regarding the response time for Tempus, particularly on week-ends for emergencies.

Mr. Hawley reported that in essence the building is open 24 hours a day and this presents a severe security situation. Mr. Ruben and Mr. Fanning were to address this issue with Floria and Turner Construction.

New Business:

Mr. Siegel reported on pending legislation that would impact condominiums. Senate Bill 314 and House Bill 407 would: 1) Change termination by a vote of less than 100% of owners; 2) In the event of a disaster, the vote would be 2/3 of the owners; 3) There would be an optional termination based on 80% of owner’s interest. Mr. Siegel brought this to the attention of the Board and owners as it might effect The Regency and therefore, Savoy on Palm.

Adjournment

There being no further business, Mr. Hawley motioned that the meeting be adjourned at 6:30 pm. Mr. Rubin duly seconded the motion and the vote to adjourn was unanimous.

Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation