

**SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 6, 2007**

The Board of Directors Meeting was held December 6, 2007 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, FL 34236 in accordance with Proper Proof of Notice. The Directors present were Peter Fanning, Wayne Ruben and Morton Siegel, George Hawley and Robert Lindeman.

Call to Order

Mr. Fanning called the meeting to order at 4:05pm.

Determination of a Quorum

Mr. Fanning noted a quorum was established with all Board Members present

Confirm Proper Proof of Notice

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

Reading and Approval of Previous Minutes from November 1, 2007

Mr. Fanning deferred approval of the minutes until next meeting.

Treasurer's Report & Review of October Financials – Mr. Siegel

Mr. Siegel announced the Association is approximately \$7,400 over budget year to date due to \$32,000 paid of turnover expenses from the Associations' operating budget. Mr. Siegel went on to report insurance is under budget by \$18,000 and that the associations' service contracts were also currently under by \$18,500 which would be adjusted in the 2008 budget.

Mr. Siegel reported there is currently \$ 19,500 outstanding in assessments and he is working in conjunction with Beth Callans Management to collect these outstanding balances from owners. Late notices are being sent and will be following up with phone calls as well. Mr. Fanning suggested the follow up call should be 2 weeks after late notices are mailed to the owners. (\$9000.00 is for one owner).

Mr. Fanning explained that any overages would be moved to the legal account to balance the budget.

Committee Reports

Turn Over Committee Report – Wayne Ruben

On November 16th written response was sent to the Association's attorneys from the developer and Turner Construction. Mr. Ruben stated the deadline to respond is January 2, 2007, but the goal is to have the Association's counsel respond by December 15, 2007.

Mr. Fanning explained that due to the Florida sunshine laws any meetings regarding the Turnover litigation must be posted 48 hours in advance. It is considered to be an executive session and not a Board meeting of which the information needs to be kept confidential; therefore, it can not be open to the membership. Mr. Fanning also stated that the Board will release information to the membership as soon possible.

Facilities Committee – Dina Lareau

Mr. Fanning announced Bill Roe would be replacing Dina Lareau as the Facilities Committee chair. Dina Lareau presented a written report. A copy is attached and incorporated herein.

Rules & Procedures Committee – Marge Mesirov and Toby Kaulkin

The written report which was presented by Dina Lareau is attached and incorporated herein. The following items were included in the report.

Fees and Procedures for Guest Suite Cleaning & Linen Change

Parking Clarification for Visitors

Life/Safety Committee – George Hawley

George Hawley presented a written report. A copy is attached incorporated herein.

Water Filtration System

Mr. Hawley reported the water softener for the property has been installed.

Mr. Hawley is in the process of organizing a fire drill with the local fire department.

Defibrillator Training-

Mr. Hawley discussed training of Beth Callans staff. Beth Callans Management is of the opinion that such training creates a liability for BCMGMT and has taken the position that their employees will not be supported in such training.

Alternate Television Antenna and Service

Mr. Hawley reported that some owners wished to replace the present Comcast subscription or have the ability to supplement the present system with a satellite

system such as Direct TV. Direct TV has been contacted several times by Mr. Hawley but they have not returned any calls. Mr. Hawley will continue to research and report information to the Board.

Social/Communication Committee

Nothing new to report at this time

Civic Committee

Mr. Fanning introduced Ms. Siegel who will chair the newly established Civic Committee. Anne Bladstrum, Gerry Elden and Mike Mesirov will also be on the committee. Ms. Siegel listed the following objective of the committee;

1. Involvement in City functions
2. Community issues
3. Local elections
4. Environmental issues

Ms. Siegel reported on some of the current projects the community is addressing

1. The removal of the lights across the street from the property.
2. Working with the property owners of the Church located across the street which is in extreme disarray and in need of attention.
3. Property where gas station is located, which is also currently an eyesore and in need of attention.

Ms. Siegel announced the 1st meeting for the community is scheduled for December 10, 9:30 AM. The committee will post activities on the Savoy website.

Beth Callans Management Report – Gary Glass, LCAM

Status of Landscape Contract

Westcoast has been chosen as the Landscape Company for the property.

Personnel Discussion- Expansion of Concierge Hours

The Board discussed various schedule options for the Beth Callans staff. This discussion included input from the owners present. The Board concluded it would research the issue and determine several options at which time the Board would then poll the membership to find the consensus of the owners.

Structures and Decorations on Balconies

Mr. Hawley made a duly seconded motion to assign this to the rules committee with guidance from Mr. Siegel for a recommendation at which time the board would then vote on the issue.

Adjournment

Meeting was properly adjourned at 7:02 pm

Respectfully Submitted

Gary Glass, LCAM
Beth Callans Management Corporation