

**SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 14, 2008**

The Board of Directors Meeting was held February 14, 2008 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, Morton Siegel, and Robert Lindeman. George Hawley was absent. Representing Beth Callans Management Corporation was Gary Glass and Carol Birdwell.

**Call to Order**

Mr. Fanning called the meeting to order at 4:03 pm.

**Determination of a Quorum**

Mr. Fanning noted a quorum was established with four (4) Board Members present.

**Confirm Proper Proof of Notice**

Mr. Glass stated that Proper Proof of Notice was posted in accordance with Association documents and Florida Statutes.

**Reading and Approval of Previous Minutes**

Mr. Siegel made a motion to approve the minutes November 1, 2007 and December 6, 2007. Mr. Ruben seconded. *Motion passed unanimously.*

The minutes from January 10, 2008 were deferred until the next Board of Directors meeting.

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

Mr. Siegel stated that the 2007 Operating Budget was exceeded by \$3,400 mostly due to legal fees in connection with the turnover. The 2008 Operating Budget was \$545,000.

**President's Report**

- Request to amend Balcony Rule approved at meeting of 1/10/08 by owner of 301: Mr. Fanning stated that the request from 301 was to add a sentence that states 301 would be exempt. Mr. Siegel suggested that a grandfather clause which would be stated to allow items that were previously allowed by the developer prior to turnover or were already established on the balcony be allowed to stay and allowed the ability to add/replace existing items, but not allowed to exceed the height of the balcony ceiling directly above the unit.

- Resolution of Outdoor Furniture Cushions: Mr. Fanning stated the company who manufactured the furniture cushions was contacted and although the warranty expired on January 23, 2008 the company had agreed to send at no cost to the Association three (3) chair back cushions, three (3) chair bottom cushions, three (3) ottoman cushions, and four (4) chaise lounge chair cushions. The cushions would be replaced as needed with the ones in the worst shape being replaced first.
- Outcomes of Fire Drill: Mr. Fanning stated a number of problems were detected:
  1. Exhaust fans did not come on when system was set off. (stairwells)
  2. No voice directions over PA
  3. No Alarm sound off.
  4. 11<sup>th</sup> floor trouble signal.
 AES (Advanced Engineer Systems) was contacted to correct the problems and were corrected within 48 hours.

## Committee Reports

### Turn Over Committee Report – Wayne Ruben

Mr. Ruben stated that the Association had sent to the Attorney for the Association the third amended complaint. Owners had been helpful in bringing forward issues as they were discovered. Owners were encouraged to continue to bring issues to the committee so that they may be included with the list of outstanding items.

Mr. Ruben reminded owners that individual warranties need to be handled by the individual owners and it was noted the developer had stated that all the issues would be handled at one time. The individual warranty issues were not part of the Association turnover issues and owners should not wait to get their issues taken care of.

### Life/Safety Committee – Gerry Elden

- Approve the installation of a 2<sup>nd</sup> fuel tank: Mr. Elden reported a second tank could be installed at a cost of approximately \$12,000. A survey was sent to the owners and nine (9) were in favor and six(6) were against the project. The Committee recommended the Board approve a second fuel tank be installed for \$12,000.
- Disable half of the light fixtures in 4 stairwells: Mr. Elden reported the Committee would recommend to the Board to disable one half of the lights in the stairwells to save money. A question was raised concerning the garage lights. Mr. Elden stated the garage lights would not be done at this time. Mr. Fanning made a motion to disable one half of the lights in the four (4) stairwells. Mr. Lindeman seconded the motion. ***Motion passed unanimously.***
- Approve expenditure for Langler Index test: Mr. Elden stated that the cost for the test was \$90 and the test measures the various chemicals in the water. Mr. Fanning made a duly seconded motion to approve \$90 for the test. ***Motion passed unanimously.***
- Authorize survey & test of emergency egress systems: On February 7, 2008 the egress of the property was inspected in which locked doors, fans, and sign issues

were observed. The Committee recommended to the Board to authorize a study be done to further identify any issues.

- Authorize expenditure to train BCM Staff in CPR and Defibrillator use: Mr. Elden stated Beth Callans Management Staff should be trained on the defibrillator and CPR training during their regular work hours. It was reported that several classes would be held to allow the owners, if interested, the opportunity to attend a class.

#### **Investment Committee – Mike Mesirov**

Mr. Mesirov reported that \$40,000 was moved from Vanguard to a money market account. There was a ten (10) day hold on the initial investment. The Association would like to keep \$50,000 in the bank at all times. The current interest rate was 4% and the Federal Rate was lower and would affect the CD rates.

#### **Social/Communication Committee - Betsy Cole**

Ms. Cole stated the Superbowl party was a great success and enjoyed by all. Tuesday at noon the guest speaker would be Mr. Peter Fanning and anyone wishing to attend would need to bring a bag lunch. The Oscar's Party will be held on February 24, 2008 and don't forget to bring a desert. March 9, 2008 would be French theme night.

#### **Civic Committee Report – Mr. Siegel**

Mr. Siegel reported on February 11, 2008 there was a neighborhood development meeting concerning Ringling and Pineapple streets in regard to traffic issues, construction trucks parking. The Church of the Redeemer on the corner was in disrepair, including the concrete wall, and sidewalk. On March 5, 2008 there would be a meeting concerning the vagrant problems that were currently in the downtown area.

#### **Facilities Committee – Bill Roe**

Mr. Roe summarized his report, a copy is hereby attached and incorporated within the minutes. Mr. Roe stated that \$450 had been spent on landscaping to remove and replace several dead plants around the property. A spa timer had been installed. Fifty feet of fence had been ordered for the northwest corner of the property. No Parking signs had been ordered for the garage. A work order process was being established for the common areas. A request was made that the Board allow concierge be assigned duties at the front lobby area so they can be near the desk. Kim Oswald, the on-site maintenance person was injured moving the dumpster and alternative methods are being looked at to prevent injury in the future.

#### **Beth Callans Management Report – Gary Glass, LCAM**

Mr. Glass read his report. A copy is attached and thereby incorporated.

**New Business:**

Mr. Fanning reported that due to the number of issues involving the elevators the Association had asked Beth Callans Management to hire an independent elevator vendor to evaluate the elevators in the building. The report had been received and stated that because the elevators were used throughout the entire construction period the rollers were covered in debris and dirt which was causing the scraping sound that could be heard when the elevator doors open and close. The elevator doors would need to be removed and the rollers replaced. The Association was working with Schindler Elevator to correct the outstanding problems with the elevators.

Mr. Fanning stated an owner had requested that a key for the elevator be kept on site for the owners to use in case of an emergency. Mr. Fanning spoke with the State Fire Agency about key access and they do not recommend owners be allowed access to the key for safety reasons. Only personnel who had been properly trained were allowed to use the elevator key. All buildings over six (6) stories were required to have the same elevator key which the fire department carries with them.

**Owner Comments:**

An owner requested that a committee be assembled to review the staffing needs at the Savoy. Mr. Fanning asked for volunteers. Four (4) owners volunteered to be on the committee.

An owner requested that when the staff completes their final walk through of the property that they not lock the bathrooms at the pool area early. Owners have had problems accessing the bathrooms in the early afternoon hours.

An owner stated that the Association establish guidelines for staff to walk the property after storms to assess any damages and clean up that may need to be done.

An owner asked about the air rights concerning the property across the street. Two owners volunteered to look into the process of the air rights and how they are established.

Owners were reminded that if the air conditioner in the weight room is turned down, please be sure to turn it back to 76 degrees before you leave.

**Adjournment**

Meeting was properly adjourned at 6:55 pm

Respectfully Submitted

Gary Glass, LCAM  
Beth Callans Management Corporation