

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 11, 2008

The Board of Directors Meeting was held June 11, 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 Mr. Fanning, Mr. Lindeman, Mr. Siegel, Mr. Hawley and Mr. Ruben. Representing Beth Callans Management Corporation was Gary Glass and Tiffany Cox.

Call to Order

Mr. Fanning called the meeting to order at 9:29 am.

Determination of a Quorum

Mr. Fanning noted a quorum was established with five (5) Board Members present.

Confirm Proper Proof of Notice

Mr. Fanning 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* seconded by Mr. Hawley to approve the minutes of the May 8, 2008 meeting. *Motion passed unanimously.*

Treasurer's Report & Review- April 2008 – Mr. Siegel stated \$51,395.00 is currently in the operating account. Mr. Siegel stated the Vanguard account balance is \$ 74,215.11 and the balance in the reserve account is \$37,698.71. Mr. Siegel stated the Association was to date under budget by \$12,756. Mr. Siegel stated there were no outstanding Accounts Receivables and all bills have been paid as of April 2008.

Mr. Hawley made a *motion* and seconded by Mr. Lindeman to accept the Treasurer's report as presented. *Motion passed unanimously.*

Mr. Fanning stated he would like to renew the Cortez contract as proposed. Mr. Glass will review the contract and report to the Board at the next meeting.

Mr. Fanning stated West Coast will charge a fuel surcharge of \$22.50 per month.

Mr. Fanning received a quote from Dutchman Window Cleaning to clean the exterior windows twice a year. Mr. Fanning stated Dutchman quoted an additional \$65 for interior windows.

Committee Reports

Facilities Committee – Mr. Roe

Mr. Roe summarized his report, which is attached and thereby incorporated herein.

Turn Over Committee Report – Mr. Ruben

Mr. Ruben had a turnover meeting with Turner Construction Company June 10, 2008 and stated that 97 items needed to be repaired at the contractor's expense. Mr. Ruben stated work will start at the end of the month. Mr. Ruben suggested the superintendent be hired to monitor that project and the projects of subsequent items if necessary. The superintendent's fee would be \$1,000 per week on a week to week basis.

Mr. Fanning stated photos should be taken of the common areas before work begins, and the Turnover Committee should give the owners seven days notice before the project begins.

Mr. Fanning stated elevators in both the North and South buildings will need to be shut down for two hours, but proper notice will be given to owners.

Mr. Fanning made a *motion* seconded by Mr. Hawley that stated, **“The Savoy contract for a Construction Supervisor through a private enterprise to oversee construction/renovation associated with turnover issues and other associated projects at the Savoy. The cost of contracted services shall not exceed \$1,000 per week nor \$13,000 in their entirety. The motion passed unanimously.**

Mr. Rubin abstained from this vote.

Life/Safety Committee – Mr. Hawley

Mr. Hawley read his report, which is attached and thereby incorporated herein.

Mr. Siegel made a *motion* seconded by Mr. Hawley to have Mr. Hawley write up a brief summary to place at the concierge desk to see how many owners would be interested in the Satellite Television option. *The motion passed unanimously.*

Mr. Fanning made a *motion* seconded by Mr. Lindeman to approve new line item in the budget for the Association to pay for gas usage for individual units. *The motion passed unanimously.*

Mr. Fanning made a *motion* seconded by Mr. Lindeman to accept the Life Safety Committee's proposal to allow IES to make air condition active in both the library and meeting room. The work should not exceed \$900. *The motion passed unanimously.*

Mr. Fanning made a *motion* seconded by Mr. Siegel to approve the installation of 15 photocells at a cost of \$36.40 per photocell and install 21 light fixtures at a total cost of \$546.00. *The motion passed unanimously.*

Civic Committee Report – Mr. Siegel

Mr. Siegel read his report and a copy is attached and thereby incorporated herein.

Beth Callans Management Report – Gary Glass, LCAM

Mr. Glass summarized his report and a copy is attached and thereby incorporated herein.

Old Business: None

New Business:

Mr. Fanning made a *motion* seconded by Mr. Hawley that stated, “Move that the Board approve the request by the owners of Unit #802 to initiate and complete a major reconstruction of the marble floors (approximately 1,830 square feet) in their unit. This project shall commence on or about June 18, 2008 and conclude no later than October 1, 2008. Should it appear that for any reason other than the failure of the contractor to maintain adequate and continuous effort in completing this project, the Board may, at the written request of the owner, modify the duration of the project. The owners have read the Savoy document, “Construction Rules,” and agree to comply with the provisions outlined in that document as well as, at a minimum:

- Assure that the Contractor, subcontractors and all other persons associated with the renovation/construction project are knowledgeable and fully compliant with the Savoy on Palm Condominium Association’s, “Rules and Regulations for Owners” as such may apply to their presence on the Savoy property;
- Assure that the contractor or contractor’s agent is on-site supervising the project at all times the owners are absent from the Savoy premises;
- Assure that all debris and construction materials are moved throughout the common areas (elevator designated for construction use, lobby exit to the garage, the garage area, driveways, etc.) in such a manner that maintains the security of the building, the integrity of all exposed and non-exposed structures and appurtenances, and with regard to the comfort of the other owners in the building within reasonable standards of a Category D project as defined in aforementioned rules;
- Assure that elevators and doorways to common areas are sealed in such a way that debris and dust are maximally prevented from infiltrating areas beyond that of the Unit # 802;
- Assure that all sprinkler heads within the unit and adjacent common areas are adequately protected but functional;
- Assure that filters are installed on all air returns and that a system for creating a minimum negative pressure through filtered venting be established and maintained during the demolition phase of the project and at all other times when construction dust is being created;
- Assure that the Contractor file and maintain liability coverage by an admitted State of Florida insurance carrier with the Savoy on Palm Condominium Association, Inc. named as another named insured in the amount of \$2 million per occurrence, \$4 million aggregate;
- Assure that workers compensation coverage is maintained by the Contractor; and
- Remain responsible and agree to pay the entire cost for remedying any damage or dirt caused by the contractor to the common elements or any other unit.

The motion passed unanimously.

Mr. Fanning stated that the Regency was interested in the Savoy's offer to pursue discussions with their Board regarding acquiring the air rights over their parking area. Mr. Fanning stated that the Savoy would be drafting a concept proposal for the Regency's representatives to consider in order to facilitate additional discussion.

Mr. Hawley made a *motion* seconded by Mr. Lindeman to permit Beth Callans Management to verify the number of FOB's and garage door openers registered and the corresponding registration numbers via letter to all owners. *The motion passed unanimously.*

Owners Comments:

None

Adjournment:

With no further business, the meeting was properly adjourned at 11:40 am.

Respectfully Submitted

Gary Glass, LCAM
Beth Callans Management Corporation

June 11, 2008
Facilities Committee Report to Savoy Board of Directors

Request Approval for the following expenditures/actions:

None.

Reports of Things Accomplished/In Process:

1. Evaluation of the installation of pavers in the Right of Way for pickup of refuse and recycling Containers. No Action-leave as is!
2. We are still attempting to secure permission to improve the Burns Court walkway.
3. The phone on the 3rd floor are connected as follows:

Recommendations to Board of Directors

1. Request the Board report the status of the Security Committee and the recommendation that owners be given keys for access to the stairwells.
2. Request that the Board report the status of the Survey of Concierge Hours.

Other Matters:

1. Our next meeting is scheduled for Oct 29th. Marge Mesirov will be the contact person for the Facilities Committee during the summer.

Savoy Life Safety Committee

Report for June 11, 2008 Board Meeting

A committee meeting was held June 3 at 11 AM. Bob Lindeman, Michael Mesirov, Jerry Elden and George Hawley were present.

- 1. Electrical:** Now that the emergency generator has about 650 gallons of fuel available, thanks to Fred Doery, we are looking into the possibility of implementing a "haven" plan that would provide for air conditioning the meeting room and library areas with attendant TV capabilities during an extended power failure. This would entail moving selected circuits from the commercial panel to the E panel. Roger Boucher of IES (formerly Aladdin Ward Electric) supplied an estimate of \$875 for this work. It is recommended that the Board consider and approve this work. It was also decided that it would be a good idea for the Concierge to keep a voluntary schedule of the whereabouts and contact information for all residents during the hurricane season. Jerry Elden will take responsibility for setting this up.
- 2. Lighting Efficiency and Safety:** 21 garage and outside light fixtures have been identified as candidates for energy saving during daylight hours (See attached list.). A walk-through was conducted with Roger Boucher of IES. He has supplied an estimate to equip these fixtures with 15 photocells at a cost of \$36.40 for each photocell and a total of \$546 for the 21 fixtures. It is estimated that the breakeven will be reached in less than 6 months, sooner if FPL gets their requested rate increases. It is recommended that the Board approve this expenditure.
- 3. Fire Safety:** George Hawley has reviewed the AES maintenance contract for possible areas of improvement. It is satisfactory. The last inspection was in August, 2007. The next inspection is scheduled for August 4, 2008. The last maintenance visit was in Feb. 2008 in response the deficiencies found after the fire drill. George Hawley and Bill Veal will monitor the next inspection.
- 4. Satellite Television option:** Advanced Audio Design has provided us with a proposal for adding DirecTV capability to the building for \$22,331.13.(See attached PowerPoint presentation) This would run the capacity of all of their satellites to each unit's service entrance. It would cost about \$800 to \$1,300 additional to equip a unit for distribution to up to 15 television sets, depending on the number of sets requiring services. A brief PowerPoint presentation is attached describing this system. There is a subtlety to adding the satellite capability as it equips the entire common element space with the necessary cabling and electronics of the service distribution network, thus adding value to the condominium building. The Board may wish to consider this as a capital addition to the building and assess each unit 1/24 of the cost, if the project is approved, whether they want satellite service or not.

Alternatively, the construction of the distribution system could be footed by the units that want satellite services with the requirement that those who do not pay a share of the common costs may not receive the services. The availability of satellite services will be concurrent with Comcast cable services.

Verizon has again promised and failed to call back with any kind of an estimate for when their FIOS service will be available on Palm Ave., although they do claim to have a multiple dwelling unit service capability. If at a later time Verizon does show up and some residents decide to subscribe to FIOS, then they will either have to rewire their units for a third service or forego one of the two prior services.

- 5. Gas Meters:** Michael Mesirov has checked the Kidd's meter and has arrived at two conclusions: 1) the meter reads in cubic feet as do all of the other meters in the building and 2) the Kidd's meter advances in response to the use of gas by other residents, indicating a misapplication of the meter. Because individual gas usage is so small, it is recommended that the Board not bother to assess individual units for gas usage. It has also been

recommended that the Kidds ask TECO People's Gas Co. to come and inspect the meter installation for an explanation and for safety reasons.

6. **Archive of Life Safety Information:** Possible topics: a) Fire safety systems, b) emergency generator operations and maintenance, c) AEDs-locations and maintenance, d) potable water-system operations and maintenance, e) Security systems-operations and maintenance, f) trash and recycling removal-systems, schedules, and maintenance. No recent progress.

Savoy Light Fixtures Recommended for Photocells

G. Hawley 6-3-08

1st Floor Garage Area:

Three Light Fixtures nearest south end window opening

Two light fixtures nearest garage entrance sliding door

2nd Floor Garage Area:

Three light fixtures nearest south end window opening

Four light fixtures over entry ramp, if feasible

Two light fixtures adjacent to west end window opening

Northeast Outside Stairwell:

Two light fixtures over 2nd floor landing

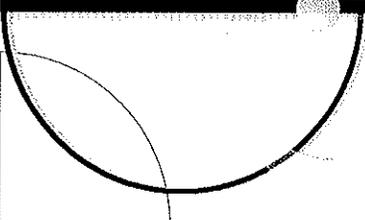
One light fixture over first floor exit/garage egress

Southeast Outside Stairwell:

Light fixture over 1st floor exit gate

Light fixture over landing between 1st and 2nd floors

Two light fixtures over 2nd floor landing



Savoy DBS Installation

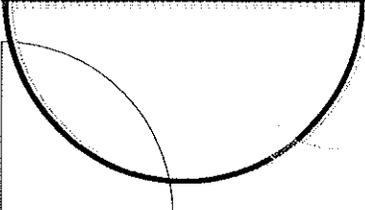
Based on Proposal by Advanced Audio Design

G. T. Hawley

6-8-08

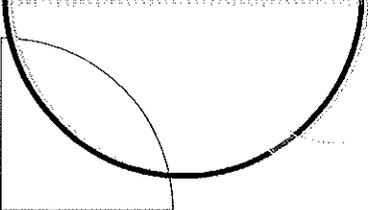
SUMMARY

- Install Distribution System for DBS
 - To individual unit service entrance
- Based on Site Survey by Advanced Audio Design
- Estimated Cost: \$22,331.13
- Caveat: assumes pass-through conduit between all floors (verified at roof level only)



Scope of Work

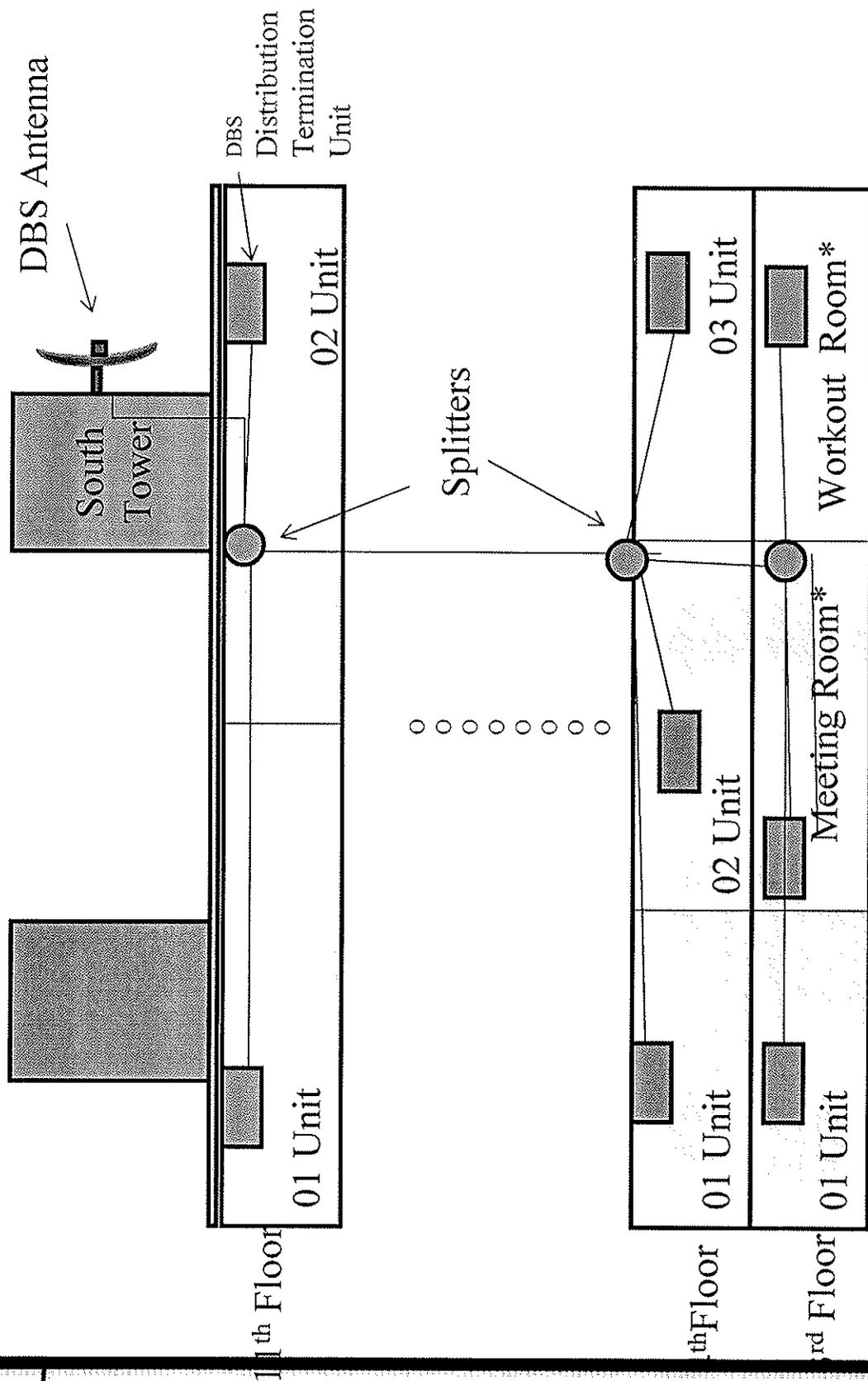
- Satellite Dish on Roof
- Signal Distribution to Floors 3-11
- System ready for each subscribing resident to purchase their own satellite distribution amplifier and cabling, if any at \$800-\$1300 additional
- It is up to individual residents whether or not to hook up televisions to DirecTV
- Subscribers may have both Comcast and DirecTV services concurrently



Some Details

- Design for DirecTV only—no other DBS provider, e.g. Dish Networks
- DirecTV has service incentives-Condo Assoc. could act as a subscriber and get “n” times “\$x” discount on service if Assoc. “refers” n units for DirecTV
- Other incentives available for each unit subscriber, e.g. free HD or DVR receiver “upgrade”

System Description



*Optional at Board Discretion

The Savoy Civic Committee
June 11, 2008
Report to the Board of Directors

The following items are of interest in the past month:

The Plaza Fractional Ownership Hotel. Effective June 1, Qinghong Wei, the Senior Planner for the Sarasota Development Committee, has resigned. Jane Robinson also is no longer with the City government. The Sarasota Development Review Committee (DRC) is now being led by Tim Litchet and prior DRC correspondence to the developer of the Plaza Hotel, related to fractional ownership has, in part, been modified. Lottie Varano, President of the Essex House and leader of the Concerned Citizens of Palm Avenue (CCOP), has been communicating with Mr. Litchet and the City Attorney, Robert Fournier, questioning the basis of the changes. Dr. Varano's communications have quoted Sarasota Building Code and definitions therein that would support not permitting a fractional ownership hotel. Mort Siegel is actively tracking the situation with Dr. Varano. We await the final determination of the DRC.

City Ordinance to Require Businesses to Assist with Preventing Objectionable Behavior – A proposed ordinance, which is attached, was presented to the Downtown Sarasota Condo Association's President, John Moran. Moran shared the ordinance with Robert Fournier, City Attorney, who objected to the ordinance on the basis that "imposing these obligations on business owners strikes me as an impermissible delegation of a governmental function (i.e. law enforcement) to a private party." This opinion was shared with the head of the Downtown Sarasota Merchants' Association, Craiger Scheuer, who responded, "It's not likely the city would ever entertain adopting such an intrusive ordinance but if they did I'm certain the merchants and the city police would create a rather strong coalition to fight it."

We disagree with Attorney Fournier's assertion. To the extent local businesses engage in activities resulting in "objectionable conduct", a reasonable legislative solution is normal, customary and justified under the City's inherent police powers to regulate in furtherance of the public interest.

Given these unfavorable responses and the numerous unsuccessful communications between Jerry Elden to the Mayor, the City Commissioners and the Police Department on the issues of homeless and transient people, it appears that the City is not willing to do more than what is current being done. The City and other constituent groups are not willing to entertain the adoption of an ordinance to require the businesses to assist with the solutions. At this point, the situation has reached an impasse.

Downtown Sarasota Condo Association (DSCA) - On May 30, DSCA announced the launch of "the City Alliance" is comprised of 1) business and civic groups 2) commercial property owners 3) residents and condominium associations and 4) "The Merchants Alliance" of the five major downtown merchants associations. The City Alliance will focus on the following initiatives:

1. Redesign of Fruitville Road from US 301 to US 41.
2. Establish a downtown improvement district.
3. Pedestrian-friendly access between downtown and the bay front.
4. Implement the City's Master Plan and
5. Continue to develop a Downtown Historic District.

On June 1, John Moran wrote to the Commissioners (and copies all members of the DSCA), suggesting that yet another multi-constituent group be formed to advise the Commissioners on "Streetscape Design" including green space and hard space. Moran stated that an "informal group" representing all constituents, had walked lower Main Street and had "agreed on every addition, reduction and enhancement of green space and hard space." This memo mentioned "The City Alliance" but did not go so far as suggest that The City Alliance be charged with this responsibility of Streetscape Design advisors for the Commissioners, although this appears to be the likely purpose of the communication.

Prior to Moran's June 1st letter, Coots Siegel and Toby Kaulkin attended a lengthy City Council meeting on this issue. The objective was for Coots Siegel to share her Chicago experience with the City Commissioners on this subject. As a result of the "Greenery Groups" relentless pursuance, there has been an ongoing effort by the City to gather public input on developing a green space plan that will reflect the wants and needs of everyone who has invested in downtown. Downtown Green Space draft policies were presented at the Sarasota City Commission meeting on Monday, June 2, 2008. The commission agreed to set up a committee made up of downtown residents and city staff, which would look at different green space possibilities for Main Street and Palm Avenue. Depending on their success, the commission may use this approach as a model for implementing other green space improvements in the downtown area. The Civic Committee will be looking into having a representative from The Savoy.

Sarasota Bay Mooring Project - On June 3, Jerry Elden attended a meeting with John Moran, Commissioner Kelly Kirschner and Mr. Ward from the Bellasara, Pete Schneider, Assistant City Manager and an unnamed individual who lives on one of the boats. All parties agreed that the Mooring Field Project would be beneficial to the City on multiple fronts and needs the approval of the City Commissioners in order to proceed. It was thought that in addition to the Mooring Field, that increased law enforcement of the existing city ordinances would do much to decrease the issues with regard to residents on derelict boats.

BETH CALLANS MANAGEMENT REPORT
For the Savoy on Palm
June 11, 2008

I. Maintenance

- a. Bill has been working with the staff to make check lists to follow.
- b. Bill cleaned up the diesel fuel from the fuel tank issue and disposed properly.
- c. Bill has been working with the vendors to improve the working relationship.
- d. Daily walk list performed
- e. Bill has been working with Mr. Roe updating records and organizing them in binders.

II. Other

- a. BCM is working with the Board to setup the disaster committee.
- b. Processed bi-monthly payables.
- c. Reviewed monthly financial reports.
- d. BCM is working with the board on the staffing, duties, job description and needs
- e. Darren Howard from Atlas Insurance will be at the February 14th meeting to explain the master insurance policy and to answer any questions. ON HOLD BOARD WILL DECIDE ON NEW DATE

Respectfully Submitted,

Gary Glass, LCAM
Beth Callans Management Corporation