

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
October 16, 2008

The Board of Directors Meeting was held October 16, 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. Hawley and Mr. Ruben. Mr. Siegel did not attend. Attending by conference call was Mr. Lindeman. Representing Beth Callans Management Corporation were Gary Glass and Liz Donegan.

Call to Order

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

Determination of a Quorum

Mr. Fanning noted a quorum was established with four (4) 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 from August 14, 2008

Mr. Fanning made a *motion* seconded by Mr. Ruben to approve the minutes of the August 14, 2008 meeting with the following corrections:

- First page, first sentence under the Turn Over Committee Report, change Furia to Floria.
- First page, the second bullet, take the "s" out of receive.
- Second page, under Plaza Hotel Report & Request for Legal Bill Assistance by Essex House, the paragraph after the motion should read as follows:
Participating Condo Associations are donating \$1,300.00 for this appeal. Keep the motion that follows the same.
- Bottom of the second page, under Update Air Rights over Regency Condominium Property, change the paragraph to read as follows:
Mr. Siegel suggested having an informal meeting with Regency representatives to establish negotiations to buy the air rights over the Regency's garage area and to put forth a non-binding letter of interest by the Savoy.
- Third page under New Business, take out the following:
Mr. Fanning stated the Regency is interested in helping the Savoy preserve their air rights. Mr. Fanning stated the Regency offered to review the Savoy's proposal.
- Third page under adjournment correct time from 11:40 am to 6:15 pm.

The motion passed unanimously.

Treasurer's Report & Review of August/September Financials - Mr. Siegel

- **Committee Reports**

Turn Over Committee Report - Mr. Ruben

Mr. Ruben reported on the following:

- Forty percent (40%) of the agreed ninety percent (90%) work is completed.

- Rails are finished
- Exterior doors are trimmed
- There are three (3) Units that need to be cleaned up
- Pool repair will be done by next week
- Standard Tile will be here next week
- Roofing repair will start early November for re granulating the roof
- Stucco completed
- Elevators have been inspected and fixed except one (1) that still makes noise.

Life/Safety Committee - Mr. Hawley

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

Investment Committee Report - Mr. Mesirov

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

Mr. Fanning made a *motion*, seconded by Mr. Ruben to give the Investment Committee Chair authorization to set up an account at any willing institution that is FDIC insured. *The motion passed unanimously.*

Civic Committee Report – Mr. Elden

Mr. Elden read Mr. Siegel’s report. A copy is attached and thereby incorporated herein.

Landscaping Committee – Ms. Elden

Reported West Coast is doing well. Everything that was transplanted last fall is doing well. West Coast will replace, at no cost, the Mexican Petunia. The front beds will be the same as last year. Ms. Elden reported there will be nothing done in the large pots in the front of the building and by the pool area until the work with Floria is completed.

Social Committee - Ms. Cole

Ms. Cole read her report. A copy is attached and thereby incorporated herein.

Ms. Cole reported the “Welcome Back” party and the “November Election” party that was scheduled for November 4th and November 8th have been rescheduled for after the Annual Meeting on November 20, 2008.

Beth Callans Management Report - Mr. Glass, LCAM

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

Old Business

Mr. Doery, unit owner 601, stated there is water coming down from the garage behind The Savoy. The water runs into a drain and out of an open pipe. Mr. Doery stated he will take pictures and submit them to the City of Sarasota.

Mr. Fanning discussed the legal fund. He thanked the 12 Unit Owners that helped contribute to the \$1,300.00 collected.

Mr. Fanning mentioned the air rights discussion will be deferred due to the Board Members of the Regency being out of town.

New Business

Mr. Ruben reported on the cushions by the pool. Mr. Ruben spoke with the manufacture and the stitching is inappropriate for that fabric.

Mr. Ruben mentioned he scheduled for a lift to come next week. Bill Veal will be able to change the light bulbs in the lobby. Mr. Ruben mentioned while the lift is here, Bill Veal will be cleaning the a/c vents, walls, chandelier and changing out light bulbs. The garage ramp going up to the second (2nd) floor is very bright with four (4) lights on. Mr. Hawley suggested disconnecting two (2) lights.

Mr. Ruben suggested the windows should be cleaned. Mr. Fanning suggested Management to call Dutchman Windows in regards to the window cleaning.

Mr. Fanning stated the proposed cost of the audit is \$3,900.00 and the cost on the tax return is \$300.00. This is \$900.00 more than budgeted. Mr. Ruben will produce management a name of one (1) other Accountant for another quote.

Owners Comments

A Unit Owner reported lights are being left on in the gym and social room. Mr. Fanning stated after 6:pm at night it is the owner's responsibility to turn off all lights.

Unit Owner mentioned he would like an update on Fios and Direct TV. Mr. Hawley stated that Verizon came in August and presented the Fios package. Savoy will have an opportunity to get Verizon in the coming year.

Adjournment

With no further business, the meeting was properly adjourned at 5:20 pm.

Respectfully Submitted

Gary Glass, LCAM
Beth Callans Management Corporation

**THE SAVOY CIVIC COMMITTEE REPORT
SAVOY BOARD OF DIRECTORS**

October 16, 2008

STATUS REPORT: CCOP PLAZA APPEAL

1. Due to health issues of the Plaza developer, November and December holidays and the amount of time needed for the Appeal, it is possible that the Appeal will not be heard until January of 2009. The Planning Board is considering a date certain to hear only the Plaza Appeal. We will be advised in advance as to the actual date.
2. No Building Permit will be issued for the Plaza Development until all Appeals are heard including the City Commission if the matter has not been satisfactorily resolved.
3. The City is considering changes to its development approval process, whereby the Planning Board in the first instance would make development decisions in lieu of the Director of Neighborhood and Planning Services.
4. The City has under consideration a plan, which would once again allow neighborhood groups, such as CCOP, to have a seat at the table at all times for consideration of all development plans, changes, etc. Apparently, this opportunity was available to neighborhood groups prior to 2002.

We will continue to keep you informed if any changes occur relative to any of the aforementioned matters.

OTHER MATTERS:

Gerry Elden has been in touch with Timothy Litchet, Neighborhood and Development Service Department Director regarding the stormwater drain issues on Palm Avenue in front of our building as well as the maintenance responsibility of the Church as it relates to the landscaping eyesore adjacent to the Savoy. As it stands now, Mr. Litchet has met with Rick Winters, the City Liaison with the Sarasota County Stormwater Environmental Utility. He will report the drainage maintenance issue to the County. He said that any time you see an issue with anything blocking the drain that we should call the County Call Center at 861-5000 and they will generate a work order to the Utility, and that he has utilized that process and it has worked efficiently. He is not aware of any pending long term capital project that would address putting in more storm drains, and he was not sure that due to the proximity of the area to the bay, that more would be better but, again, he understands that it is the responsibility of the Utility to evaluate such issues, so we should probably contact them and request an onsite meeting with their representatives.

Litchet also spoke with Todd Kucharski in Public Works relating to the level of maintenance in the right-of-way area fronting Palm in front of the Church. He said that he has discussed the matter with some of our residents in the past and that the City is committed to maintaining the black olive trees that they have placed along Palm, but that the current level of service and funding as budgeted would not include resodding of the area.

I am having the code compliance inspector for the zone, Karen Burdine, take pictures and we will address the palm limbs that are hanging a little too low and the one small plant that extends towards the sidewalk. She will also take pictures of the small retaining wall section and request that the Church improve it and to get voluntary cooperation from the Church and, if that fails, she will issue a code compliance order. We will stay on top of this situation.

The Savoy Palm Avenue Voter Registration Drive results are as follows: A packet of information was distributed to 14 buildings located from Ringling and Palm to the intersection of Hwy. 41 and our block. Currently, approximately 43 percent of those occupants are already registered to vote. Once the “empty nesters” return, we will be meeting to discuss any future strategy as to getting more residents registered prior to the next local elections.

On October 9th, the Pelican Press reported that the Mooring Field has finally been approved by the City Commission. The article states, among other things, that “the project will rid the basin of derelict boats, eliminate transient live aboards, and help ameliorate unsanitary conditions.” Once again, our thanks to Gerry Elden, who has been persistently pursuing this matter from the beginning.

Savoy Life Safety Committee

Report for October 16, 2008 Board Meeting

No committee meeting has been held since June 3 due to unavailability of members.

All prior agenda items have been accomplished. The only open topic remaining to be examined is building security. An attempt has been made to get all fob keys registered and accounted for. A lock has been installed on the door between the 1st floor garage and the hallway between the pool exit door and the front desk area. The 2nd floor garage area is still accessible from the pool area without a key if the ground level gate to the stairwell is unlocked. There is a lock on this gate but no resident has a key. The pool and spa areas are accessible without a key as is the northside walkway. These issues should be addressed by the next administration.

Accomplishments over the past 2 years:

1. Emergency generator fuel capacity more than doubled. Generator tested under load.
2. AEDs purchased and installed in lobby and exercise room. A number of residents trained.
3. Emergency planning and operations manual Rev. 1.0 completed and installed on the web site.
4. Hurricane preparedness priorities established and implemented. Tested during Hurricane Fay.
5. Water softener added to building. Weekly testing implemented after resident complaints.
6. Emergency lighting reduced where in excess of code requirements to conserve electricity.
7. Dimmer systems programmed.
8. Fire drill conducted and repairs made to faulty alarm system
9. 3rd floor haven plan for long duration power outages implemented.
10. Gas meter usage analyzed. Individual usage Billing not recommended at this time.

Thanks to Fred Doery, Michael Mesirov, Jerry Elden, and Bob Lindeman for all the hard work.

SAVOY ON PALM
SOCIAL COMMITTEE REPORT

October 16, 2008

The social committee reports that there will be a change in the dates of the fall Savoy parties:

- The 'Welcome Back Party', scheduled for November 8th, is postponed until further notice.
 - The November election party is cancelled.
 - The International Cuisine Sunday Night Pot Lucks will continue as scheduled, beginning January 8th.
- The other scheduled party dates are Feb 1st and 22nd, March 8th, April 12th and May 3rd.

The committee will be in touch by email with further social committee announcements.
Betsy Cole, Chair