

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 19, 2009
FINAL

Call to Order: The Board of Directors Meeting was held February 19, 2009 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, Florida 34236. President, Mrs. Gross called the meeting to order at 4:10 pm.

Determination of a Quorum: Board members present were Mrs. Gross, Mr. Roe, Mr. Ruben and Mr. Siegel. Mr. Lindeman was present by phone. Representing Beth Callans Management was Neil Fleet.

Proper Proof of Notice: Proper proof of notice was established in accordance with the Condominium documents and Florida Statutes.

Reading and approval of previous minutes from January 22, 2009: Mr. Roe made a *motion*, seconded by Mr. Siegel to approve the January 22, 2009 meeting minutes.
Motion passed unanimously.

Treasurer's Report – Mr. Roe

Mr. Roe reported that all assessments had been paid. The Association was \$5900 positive in January (compared to \$5400 to the positive in January, 2008). One (1) account was over budget for the month (water/sewer). \$90,000 in operating account. \$89,000 in Reserve account. Mr. Roe reported that the cost for conference calls was \$25 connection fee and \$0.30 per minute per person.

A *motion* to accept the Treasurer's report was made by Mrs. Gross, seconded by Mr. Ruben. *Motion passed unanimously.*

Presidents Report – Mrs. Gross

Mrs. Gross reported on that Verizon FiOS was now running the lines down S. Palm Ave. She reported good news on the landscaping. The developer and builder were addressing the runoff issue from US Garage that caused flooding in the generator room.

The outside legal opinion regarding air rights for the Regency was discussed. The Regency property is zoned to allow a hotel by the city and county.

Mrs. Gross asked for all owners to send questions and concerns about The Savoy to her in writing in the future, so the Board can address them with transparency. Since sensitive topics were going to be discussed at today's Board Meeting, Mrs. Gross asked all owners to follow the procedure of listening to the reports, the Board will then discuss, the Board would then listen to owners' comments before the Board decides on what action to take. Mrs. Gross mentioned that some Boards allow fifteen (15) minutes at the start of Board Meetings for owners to voice their concerns.

Committee Reports

Turn Over Committee Report – Mr. Ruben

Mr. Ruben reported the committee had met with the builder and developer. Out of 490 issues, there were 34 left to be addressed as of February 18, 2009. All warranties will be in full force. Issues that had been addressed included 3rd floor planters, exterior corridor insulation, granite at fountain, guest suite heater, and railings. The drainage issue with US Garage is being addressed by the developer and builder. Floria is negotiating with US Garage regarding access to Burns Court. The turnover committee is taking responsibility of addressing the door handle issues. Resolution with Floria will be coming in the near future.

A *motion* to accept the turnover committee report was made by Mr. Roe, seconded by Mr. Siegel. *Motion passed unanimously.*

Facilities Committee – Mr. Doery

Mr. Doery reported that most items were addressed in the turnover report. He discussed the need to flush out hot water tanks due to build up of debris in the tanks. He suggested that all owners get this done. A suggestion to have this done by Bill Veal was discussed. Mr. Doery will explore this with Bill Veal. Mrs. Gross asked Mr. Doery to look into the maintenance contract on the booster pump that currently costs approximately \$1400 a year.

Pool and sidewalk keypads had been addressed. Mr. Doery will look into accessing the pool area from the walkway via the gate. He will look into whether the latch can be moved higher on the gate.

A *motion* to accept the Facilities Committee report was made by Mr. Ruben, seconded by Mr. Siegel. *Motion passed unanimously.*

Finance Committee – Mr. Roe

Mr. Roe reported that he has been working with Neil Fleet from BCM on the finance reports. All investments are now in CDs in federally insured accounts. The Reserve Study will be done in the next few months.

Civic Committee – Mr. Siegel

Mr. Siegel read the report. A copy is attached and thereby incorporated herein.

Staffing Sub-Committee – Ms. LaReau

Ms. LaReau read the report. A copy is attached and thereby incorporated herein.

A discussion followed between owners and the Board. A *motion* to keep staffing hours the same and refuse the committee recommendation was made by Mr. Roe, seconded by Mr. Siegel. After discussion, Mr. Roe withdrew the motion.

A *motion* to keep the concierge hours the same as present was made by Mr. Roe, seconded by Mr. Siegel. *Motion passed unanimously.*

Beth Callans Management Report – Mr. Fleet

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

Old Business:

1. Rules Committee Report Review- A discussion was held on what rules should be established for realtors. All donations to the Association will require Board approval. A discussion was held on whether or not to create a rule about limiting parking in guest spots by owners. It was decided not to adopt a new rule.
2. Status Report on Discussions with Regency Condominium – Mr. Siegel reported that the Regency Condominiums were not interested in selling the air rights.

New Business:

1. Zoning Issues on S. Palm Ave—Mr. Siegel reviewed the different zoning areas and density limitations in the area around The Savoy. The area included US 41 to Ringling to Pineapple. He reviewed how this affected the proposed Plaza project. Compatibility is not an issue with zoning limitations according to the city. On March 16, 2009 the city commissions agenda includes the planning dept discussion of re-evaluating zoning limitations. A *motion* to appoint one (1) or more Board members to communicate with other associations in the CBC and city was made by Mr. Ruben, seconded by Mr. Roe. *Motion passed unanimously.*
2. Garbage Disposal- Mr. Roe reminded all owners to breakdown all cardboard boxes before putting them in the dumpster. He also reminded owners to return the carts when they are finished using them. Mr. Roe also reminded owners to not dispose of electronics in the garage.
3. Garage- Mr. Ruben discussed the new garage under construction at Fruitville and School. He reminded the owners that the Regency could build a similar garage on their property.

Owners Comments:

An owner asked about the correct procedures for replacing washing machines.

An owner asked if pocket doors that are broken are still under warranty.

An owner made a comment about how dirty the roofs are getting.

Adjournment:

A duly seconded *motion* was made by Mrs. Gross to adjourn the meeting at 6:03PM.

Motion passed unanimously.

Next Board Meeting Date – March 19, 2009 at 4PM.

Respectfully Submitted,

Neil Fleet, LCAM
Property Manager
Beth Callans Management Corporation

Thursday, March 19, 2009

THE SAVOY CIVIC COMMITTEE REPORT

The three surviving candidates from the local Sarasota City Commissioner run-off election are as follows:

- * **Paul Garaguilo**
- * **Terry Turner**
- * **Susan Atwell**

Two of the three will be elected to serve on the City Commission Board, replacing Ken Shelin, who lost his bid for re-election, as well as for the Mayor's seat (who is retiring).

The Elected Mayor Proposition, which would have increased the City Commission from five Members to seven, was defeated by a two-to-one margin.

The Savoy has been asked to host a "**Meet and Greet Evening**" for Terry Turner. He has done very well in the neighborhoods where he could knock on doors and meet people personally but -- he needs to attract more votes from the following Condominiums -- One Watergate, Sunset Tower, LaChateau, Sarabande, Regency, Royal St. Andrew, Plaza at 5 Points, 1350 Main, 50 Central, 888 and 988 Boulevard of the Arts and Golden Gate Point. If any of The Savoy residents have a contact in any of the above buildings, please let me know as soon as possible.

The election is on Tuesday, April 14th, 2009. If you won't be here on that date -- it is imperative to request an absentee ballot. Call **861-8618** or visit the website: absentee@srgelections.com .

In the final analysis, you should vote for the candidate that is most qualified and will protect the interests of all of us.

It has been discussed that, if you choose to vote for Terry Turner, it would be in his best interests to cast your ballot only for him. In other words, do not vote for two only one candidate. This election will probably be very close as the business development community is possibly attempting to convert all of Ken Shelin's votes to Paul and Suzanne. Their contributions to the Elected Mayor Amendment PAC show that they have the money for this effort.

Also, The League of Women Voters of Sarasota County is hosting a Forum for the three candidates for the City Commission at the Selby Library on Monday, March 23, 2009 at 5:30 p.m. You are all welcome and encouraged to attend. ~~Wade Turner is a~~
~~been to date to help affect a ballot for Terry Turner which~~ ~~secret~~
 Mort will now bring you up to date on the Zoning situation. ~~include a~~
~~the condos~~
~~mentioned~~
~~part of it.~~
 we will keep
 you advised
 on this matter.

Respectfully submitted,
 COOTS SIEGEL.