

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 18, 2010
FINAL

Call to Order: The Board of Directors Meeting was held February 18, 2010 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 4:01 pm.

Determination of a Quorum: Board members present were Mrs. Gross, Mrs. Lindeman, Mr. Roe, Mr. Siegel and Mr. Ruben. 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 November 11, 2009 :

A *motion* to approve the November 11, 2009 meeting minutes was made by Mr. Roe, seconded by Mrs. Lindeman. *The motion passed unanimously.*

Presidents Report – Mrs. Gross

Mrs. Gross read her report. A copy is attached and thereby incorporated herein.

Treasurer's Report – Mr. Roe

Mr. Roe read his report. A copy is attached and thereby incorporated herein. Mr. Roe also reviewed the status of the special funds. A *motion* to accept the report was made by Mrs. Lindeman, seconded by Mr. Ruben. *The motion passed unanimously.*

Committee Reports

Finance Committee – Mr. Roe

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

Mr. Fanning read his report on the Reserves Committee. A copy is attached and thereby incorporated herein.

A *motion* to accept the reports and accept the recommended actions was made by Mr. Roe, seconded by Mrs. Gross. *The motion passed unanimously.*

Turn Over Committee Report – Mr. Ruben

Mr. Ruben reported that all the approved work had been completed as were under budget. Outstanding issues are with Turner for the pool and Cortez invoice. Mr. Ruben requested approval to put an oven range in the kitchen at a cost of up to \$7000. This includes moving the microwave, installing the electrical outlet and buying the range. A *motion* to approve the range installation in the kitchen at a cost not to exceed \$7000 was made by Mrs. Lindeman, seconded by Mr. Siegel. *The motion passed unanimously.*

Mr. Ruben also reported that if a leak is discovered in the pool, a claim would be made with Turner.

Facilities Committee – Ms. LaReau

Ms. LaReau read her report. A copy is attached and thereby incorporated herein. A *motion* to approve \$1729.10 for moving the olive trees and landscaping work out of the turnover account was made by Mrs. Gross, seconded by Mr. Roe. *The motion passed unanimously.*

A *motion* to have Bill Veal change the thermostat in the fitness room was made by Mr. Roe, seconded by Mr. Ruben. *The motion passed unanimously.*

Physical Plant Committee- Mr. Elden

Mr. Elden reported that the committee is responsible for the big equipment only (i.e. Roof, fire alarm system, elevators, a/c, booster pumps, backflow and storm water). Bill Veal is organizing an operating manual, which will have emergency procedures included. Bill is also getting bids for roofing inspectors. The landings on the north and south sides of the garage will be painted this summer. The committee is organizing inspections and will arrange for Bill to show each owner how to operate the water cut-off valves outside each unit.

Rules Committee- Mr. Lindeman

Mr. Lindeman read his report. A copy is attached and thereby incorporated herein. A *motion* to accept the Rules as modified and presented by the Rules Committee was made by Mr. Roe, seconded by Mrs. Gross. A discussion followed between the Board members and owners. Mrs. Gross, Mrs. Lindeman and Mr. Roe voted yes on the motion; Mr. Siegel and Mr. Ruben voted no. *The motion passed.*

A *motion* to adopt a procedure for children under 18 to not need adult supervision if have swimming certifications and a waiver signed by the parents and unit owner, as well as approved by the Board President was made by Mr. Siegel, seconded by Mrs. Lindeman. A discussion followed. The *motion* was then withdrawn and will be discussed at the next Board meeting.

Civic Committee – Mrs. Siegel

Mrs. Siegel read her report. A copy is attached and thereby incorporated herein. Mr. Siegel reviewed the progress with the efforts to have S. Palm Ave re-zoned to residential. The Regency did receive a \$15-20 million land value benefit from the current mixed use zoning for S. Palm Ave. The Regency does not support any change to the current zoning. A *motion* to allow discussions only to be re-opened with the Regency owners regarding the air rights with the ability to ask for right to approve any proposed deal, purchase of air rights and building them a two story garage without any monetary commitment at this time was made by Mr. Siegel, seconded by Mr. Ruben. A discussion followed. *The motion passed unanimously.*

Social Committee- Mrs. Cole

Two recommendations were made to have a once a month movie night in the meeting room, and to limit events sponsored by the Social Committee to unit owners and their overnight guests.

Cable TV Committee- Mr. Fanning

Mr. Fanning read his report. A copy is attached and thereby incorporated herein. A *motion* to authorize the committee to negotiate a contract and present a draft contract to the Board and owners was made by Mr. Roe, seconded by Mrs. Lindeman. *The motion passed unanimously.*

Beth Callans Management Report – Mr. Fleet

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

Old Business:

None at the time.

New Business:

Application to Buy Condominium and Move in/Out Forms: A *motion* to accept the change of ownership forms was made by Mr. Roe, seconded by Mrs. Lindeman. *The motion passed unanimously.*

Performance Recognition: A recommendation to give a Performance Bonus to Bill Veal was read by Mrs. Gross. A *motion* to give Bill Veal a Performance Bonus of \$4000 paid out of the contingency fund was made by Mrs. Gross, seconded by Mr. Ruben. *The motion passed unanimously.*

Owners Comments:

None at the time.

Adjournment:

A duly seconded *motion* was made by Mr. Roe to adjourn the meeting at 6:35PM. *The motion passed unanimously.*

Respectfully Submitted,

Neil Fleet, LCAM
Property Manager
Beth Callans Management Corporation