

The Savoy On Palm Condominium Association, Inc.
Board of Directors Meeting Minutes

February 9, 2012

Call to Order: The Savoy on Palm Board of Directors Meeting was held on February 9, 2012 on the Third Floor of The Savoy on Palm Condominium at 401 South Palm Ave, Sarasota, Florida 34236. The meeting was called to order by Lynne Gross at 4:05 p.m.

Determination of a Quorum: Board Members present were Lynne Gross, Nancy Lindeman, Bill Roe, Mort Siegel, and Peter Fanning. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Bill Roe) To approve the minutes of the November 17, 2011 Board Meeting with a change in wording under the Owner's Comments. The word tenants should be changed to owners or residents. Motion seconded by Mort Siegel, motion passed unanimously.

Mr. Fanning brought up the fact that the meeting minutes from the November 17, 2011 Organizational meeting should also be brought before the Board for approval. Lynne Gross stated that this was an oversight and that they will be brought before the Board at the next scheduled Board meeting for approval.

President's Report: Mrs. Gross presented the attached report.

Treasurer's Report: Bill Roe presented the attached report.

2. **MOTION** – (Lynne Gross) accept the Treasurer's Report. Seconded by Nancy Lindeman. The Board had a brief discussion on whether the purchase of the new pool controller should have been paid from operating expenses or reserve expenses. The motion passed unanimously.

Building Manager's Report: Bill Veal presented the attached report.

3. **MOTION** – (Lynne Gross) To approve \$1,500 to make necessary repairs to the fire sprinkler system with the expense to be paid from the reserve account. Seconded by Bill Roe, motion passed unanimously.

A discussion was ensued by the Board to discuss the elevator and issues with the elevators. The Board also discussed the possibility of getting Lee Rigby of Vertical Assessment involved with the repairs to the elevators. It was agreed that at this time as long as Schindler is cooperating and willing to make the necessary repairs and adjustments, the hiring of a consultant should be avoided.

Facility Committee Report: Peter Fanning presented the attached report, and Bea Elden gave an update on the landscaping and informed the Board that she is working on proposals to improve the landscape lighting in the front of the property.

4. **MOTION** – (Lynne Gross) Purchase 8 LED bulbs to be installed in the up lights at the front entry of the building. Seconded by Peter Fanning, motion passed unanimously.

5. **MOTION** – (Bill Roe) Purchase and install a fiberglass pole and fixture at the approximate cost of \$2,020 to provide light at the back gate area. Motion seconded by Nancy Lindeman, motion passed unanimously.
6. **MOTION** – (Peter Fanning) Immediately replace both treadmills in the Fitness Center with 2 True, LC1100, light commercial treadmills with console 2 windows at a total cost with delivery, installation, and taxes of \$7,520.80 (\$3,760.40 each). Seconded by Mort Siegel. The Board ensued in a discussion on the purchase of this equipment and other recommended equipment expenditures, including how much money is currently available in the reserve budget for the replacement of equipment in the fitness center. Motion passed unanimously.
7. **MOTION** – (Peter Fanning) Purchase two rubber mats of appropriate dimension for the new stationary bicycle and one of the existing Elliptical Trainers at a total cost of approximately \$100. Lynne Gross interjected and said that Board approval is not needed for this as it is considered routine maintenance, therefore no motion is required.

After a lengthy discussion by the Board about the types of equipment that are being recommended by the Facilities Committee and the items that were and were not supported by the Finance Committee, and a discussion on whether there is or is not a way to pay for these items from the reserve budget, there were two motions made.

8. **MOTION** – (Lynne Gross) Purchase a vertical stored barbell system (stand, weights, bars, & collars), a Stretch-Mate series 500 flexibility system, and an upright stability ball storage rack as presented in the Facilities Committee report for a total of approximately \$2,200 for adding equipment to the fitness center and removing a number of the exercise balls. Seconded by Nancy Lindeman. Motion passed unanimously.
9. **MOTION** – (Lynne Gross) Approve the purchase of a rowing machine and remove one of the elliptical machines. Motion seconded by Peter Fanning. The Board ensued in a lengthy discussion on the pros and cons of removing one of the elliptical machines to make room for the rowing machine. The motion failed 4 to 1 with Peter Fanning being the only Board Member in favor of the motion.
10. **MOTION** – (Lynne Gross) Purchase a new U-Line CLR 2160 Icemaker to replace the one currently at the gazebo area at a cost of \$2,279. Motion seconded by Bill Roe, motion passed unanimously. It was also mentioned that this expense will also come out of the reserve budget.

Finance Committee Report: Bill Roe presented the attached report.

11. **MOTION** – (Bill Roe) Approve an additional expenditure of \$120 per year to Jeff Whittaker to prepare a quarterly cash reconciliation on the operating and the reserve accounts. Seconded by Peter Fanning, motion passed unanimously.

Civic Activity Reports:

Sarasota Zoning Issues – Jerry Elden presented the attached report.

Lynne Gross thanked Mr. Elden for all of his hard work and dedication that he has put forth.

DSCA – Peter Fanning presented the attached report.

DSA - Dina LaReau presented the attached reports.

Social Committee Report: Nancy Lindeman presented the attached report.

12. **MOTION** – (Lynne Gross) Approve \$2,500 from the operating budget to be utilized by the Social Committee to host a Fifth Year Anniversary Party for the unit owners. Seconded by Peter Fanning. Motion passed unanimously.

Old Business:

None at this time

New Business:

The "Frequently Asked Questions and Answers" sheet for the Condominium Association has been updated and accepted by the Board of Directors. The only item that has been changed is the assessment amounts.

Bill Roe requested that Gateway Bank be invited to come before the next Board Meeting and make a presentation to any resident interested in their services.

13. **MOTION** – (Mort Siegel) Invite Gateway Bank to give a presentation. Seconded by Lynne Gross, motion approved unanimously.

Bill Roe also requested to invite the Community Foundation of Sarasota County to come in and give a presentation to any unit owners that may be interested in their services.

14. **MOTION** – (Peter Fanning) Direct management to solicit all owners for permission to publish their name, unit number, phone numbers, email addresses, or any other personal information as required by Florida Statute, so that it can be distributed to other owners either in hard copy form or posted on the Association's website. After a brief discussion amongst the Board, the motion was seconded by Bill Roe, the motion passed unanimously.

Peter Fanning agreed to write the release of information to be signed by the owners.

Owner Comments:

Dina LaReau asked that the 3 pieces of art on the wall above the stability ball rack not be covered so that it is still visible. She was assured that this should not be an issue and the art should still be clearly visible.

Marvin Gross commented that if it is the Facility Committees intent to diversify the equipment in the fitness center than maybe it would be better to get rid of one of the two recumbent bikes to make room for a rowing machine.

Peter Fanning answered Mr. Gross' question by explaining that the Committee did look into this, but there is not enough space in the area that the recumbent bike is in to accommodate the rowing machine.

Adjournment: There being no further business, the meeting was adjourned at 5:50 p.m.

Savoy on Palm Condominium Association, Inc.

Board of Directors Meeting

PLEASE TAKE NOTICE, in accordance with the bylaws of the Association and Florida's Condominium Act, the Savoy on Palm Condominium Association, Inc., a corporation not for profit under the laws of the State of Florida, will hold a Board of Directors Meeting to conduct business of the Association **Thursday, February 9, 2012 at 4:00 PM**, on the Third Floor at 401 South Palm Avenue, Sarasota, Florida 34236.

AGENDA

- Call to Order
- Determination of a Quorum
- Confirm Proper Proof of Notice
- Approval of Minutes from November 17, 2011 Board Meeting
- President's Report – Lynne Gross
- Treasurer's Report – Bill Roe
- Committee Reports
 - Building Manager's Report – Bill Veal
 - Facility Committee Report – Peter Fanning
- Finance Committee Report – Bill Roe.
- Civic Activity Reports
 - Sarasota Zoning Issues – Jerry Elden
 - DSCA and DSA – Peter Fanning
 - Palm & Ringling Round-about Update – Coots Siegel
- Social Committee Report – Nancy Lindeman
- Old Business
- New Business
- Owners Comments
- Adjournment

Respectfully submitted,
Lynne Gross
Savoy on Palm Condominium Association

Date Posted: February 7, 2012

The Savoy on Palm
February 9, 2012 BOD Meeting
President's Report

Since this is our first meeting in 2012, Happy New Year and we learned that according to the Chinese New Year, this is the new of the dragon. I hope that this is a good year for everyone.

I circulated the 2012 Committee Structure and it is on the website. I would like to thank Bill Roe for continuing to work with his Finance Committee for another year. Walter Bladstrom – Budget, Leon Ellin and Peter Fanning – Reserves, Bill Roe and Leon Ellin – Investments, Marvin Gross – Insurance. There is now another sub-committee of the Finance Committee called Personnel which consists of Bill Roe, Peter Fanning and Lynne Gross.

The Facilities Committee is chaired by Peter Fanning and Bea Elden has agreed to continue as the head of Landscaping. Other members are Kim Blackmore, Marvin Gross, Toby Kaulkin and Leslie Rivera.

The Social Committee is chaired by Nancy Lindeman. Other members are Margie Ellin, Toby Kaulkin and Leslie Rivera.

Special thanks to all of you who have volunteered your time.

I recently read the condominium survey results in the Florida Community Association Journal and I wanted to share a few statistics with you.

- 46% say that their associations serious problems as a result of the housing and economic downturn
- 50% have increased assessments
- 40% have reduced reserve contributions and 22% have borrowed from the reserve account
- 39% have reduced the landscaping budget
- 20% have levied special assessments

I am mentioning this so that you can feel good about our Association and our financial performance.

Yesterday I stopped in Awesome Orchids to refresh the orchids in our unit. An older gentleman waited on me and asked where I lived. I told him and he said, "you know what they say about that building?" (I was afraid to hear the answer.) He went on " It is like one big family there because everyone moved in about the same time and they all know each other." I smiled and thanked him and said that is nice and thought I am so happy that The Savoy makes a good impression with some of the neighbors. Even though we do not always agree, let's continue to focus on the issues and not the person.

Last, Bill Veal has asked that I make a request to all of you. If you notice something that needs to be done, like light bulbs that has burned out or something that needs repair or cleaning, please tell him directly. He is one person and has excellent skills in just about all areas but he can't see everything. Second, if there is an issue with one of the people, who report to Bill, please tell him directly and provide him with specifics. It is best to counsel people as soon as possible after a correctible event. Let's work as a team with Bill.

Respectfully submitted,

Lynne Gross

**Treasurers Report to
Savoy on Palm Board of Directors-February 9, 2012
(period: Jan 1, 2011 to December 31, 2011)**

<u>Balance Sheet- Summary of Accounts</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
Current Assets		
Operating Accounts	\$159,776	
Reserve Accounts	\$425,626	
Prepaid Expenses (Insurance)	<u>\$43,802</u>	
	\$629,205	
Other Assets (Electric Deposit)	<u>\$2,297</u>	
Total Assets	\$631,502	\$502,777
Current Liabilities		
Prepaid Maintenance Fees	<u>\$97,949</u>	
Total Liabilities	\$98,009	\$92,941
Members Equity	\$533,493	\$417,878
Total Liabilities and Members Equity	\$631,501	\$510,819
<u>Income Statement</u>		
Income		
All income is to Budget except Guest Suite Fees	(\$2,250) under Budget	\$1,327
Operating Expenses		
For December, Operating Expenses were	\$4,591 under Budget	\$4,475
For 2011 YTD, Operating Expenses	\$39,556 under Budget	\$48,119
Significant negative deviations from Budget are the following:		
Management Fees	(\$2,389) over Budget	

Attachment:

- December and end of year, 2011 statement
- Gateway Bank 12/31/2011 Funds status report
- Information sheet of comparative Condo costs

Tessera	3315 sq ft	\$19,736 assessment	\$5.95 per sq ft (one employee)
Savoy	3172 sq ft	\$19,156 assessment	\$6.04 per sq.ft (only 24 Units)
Sarabande	3269 sq ft	\$22,208 assessment	\$6.79 per sq ft
Beau Ciel	3412 sq ft	\$23,424 assessment	\$6.86 per sq ft
Bellasara	3135 sq ft	\$27,600 assessment	\$6.88 per sq ft
Ritz	3751 sq ft	\$25,908 assessment	\$6.91 per sq ft
Marina	3780 sq ft	\$26,304 assessment	\$6.96 per sq ft (no funded Reserves)

(All buildings are 'competitive' with Savoy with units for sale in the \$1,500,000-\$2,500,000 range, located in zipcode 34236, and all hi-rise buildings.)

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The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
2/9/2012

- **Unit Keys (update) –**
 - o We have keys to all unit doors except one. This owner just recently got back in town and has assured me that they will get a copy for the key box.

- **Fitness Center –**
 - o I worked with the Facilities Committee and Gym Source to come up with a plan and recommendations for the fitness center. This item is included as part of the Facilities Committee report, so to avoid duplication, I will defer this item until the Committee Report.

- **Savoy Website –**
 - o The website is up and running. It will be kept as up to date as possible. If anyone has any suggestions for the site, please let me know.
 - o The total operating cost is \$155 per year.

- **Pool –**
 - o The new chemical controller for the pool was installed in January and is working perfectly.
 - o 2 of the chemical feeders required replacement parts and have been repaired. The other 2 feeders will require the same parts in the very near future.

- **Fire Sprinkler System –**
 - o During the last inspection of the fire sprinkler system, it was reported that we have three 3 inch control valves that need to be repaired or replaced. I am working on obtaining quotes to have the work completed. The best price I have at the moment is \$1,500.

- **Main Entry Lighting –**
 - o This item is included in the Facilities Committee report in detail, I would also like to defer this item until the Committee report to avoid duplication.

- **Pool Deck Pavers –**
 - o I have contacted Pat O'Hara Pavers to come out and complete some needed paver repairs in the pool area.

- **Elevator Noise –**
 - o Schindler has made several attempts to lessen the brake noise by adjusting the air gap between the brake pads and the brake rotor. In my opinion, this has not helped any to reduce the brake noise.
 - o Schindler is now ordering new brake pads for all 4 elevators. They are also going to have a field engineer onsite while the pads are being replaced to insure that they are as quiet as possible after the installation. They expect to be onsite sometime next week to complete this and hope that it will drastically reduce the noise.
 - o This was done about 2 ½ years ago, if this corrects the noise issue, than it appears that this will need to be included as part of routine maintenance, I recommend that this be included as part of the contract renewal negotiations. The contract is does not expire until November 2014. This should give us plenty of time to determine how often the brake pads will need to be replaced.

Respectfully Submitted,
Bill Veal

Light Bulb Cost Comparison

Halogen	LED
75 Watts X 8 bulbs= 600 watts	14 watts X 8 bulbs = 112 watts
600 watts divided by 1000 = .6 Kilowatts	112 Watts divided by 1000 = .112 Kilowatts
.6 Kw X 13 hours per day = 7.8 KWH per day	.112 Kw X 13 hours per day = 1.456 KWH per day
7.8 Kwh per day X 365 days = 2847 Kwh per year	1.456 Kwh per day X 365 days = 531.44 Kwh per year
2847 Kwh per year X .10 per Kwh = \$284.70 per year	531.44 Kwh per year X .10 per Kwh = \$53.14 per Year
\$284.70 X 3 years = \$854.10	\$53.14 X 3 years = \$159.42
75 Watt Halogen Rated to last 2500 hours	14 Watt LED guaranteed to last at least 3 years
Over the guaranteed life of the LED bulb we will need	
48 halogen bulbs at a cost of \$5 each = \$240	8 LED bulbs cost \$684
Operating Cost for 3 years = \$1,094	Operating Cost for 3 years = \$843

Over the 3 year period that the LEDs are guaranteed for, we will save approximately \$250 in operating costs. The LED bulb also appears to be brighter and whiter than the halogen bulbs that are currently in the fixtures. Unfortunately there is not a formula to compare the brightness of the different bulbs and the amount of light output.

**Facilities Committee Report to the Board of Directors of the Savoy on Pam
Condominium Association – February 9, 2012.**

The Savoy on Palm Facility Committee met on January 5, 2012 and January 26, 2012.

The January 5 meeting was the first of the newly formed committee and the Committee reviewed the activities of the former committee. The Committee wishes to thank the members and Chair of the former Committee and is pleased to report that the work that they did gave the new committee a head start on its agenda for the upcoming year.

- The 16inch Poolmaster Outdoor Clock has been purchased and hung in the pool area.
- Bea Elden and Bill Veal were asked and agreed to work on reviewing the situation with lighting the front entrance.
- The Stationary Bicycle has been ordered for the Fitness Room and will be installed upon its arrival.
- It was reported that one of the treadmills in the Fitness Room is breaking down frequently, and likely needs to be replaced. Leslie Rivera will work with Bill Veal to develop a comprehensive plan for the Fitness Room and will bring their recommendations back to the Committee at its next meeting.
- Bill Veal will establish a schedule for the housekeeping staff to clean the patio windows in the fitness room, and for the concierge to attend to opening and closing the drapes in the fitness room on a daily basis.
- Bea Elden gave an update on landscaping issues and with Bill Veal is continuing to work on improving maintenance and replacement of trees, plants, sod and greenery.
- The icemaker in the gazebo area of the pool needs to be replaced. Bill will bring details to the next committee meeting so the committee can make its recommendation to the Finance Committee and Board.
- The Committee will formalize its recommendations to the Finance Committee at its next meeting regarding lighting the rear gate area of the Savoy.
- The Committee asked bill Veal to investigate alternatives to the present outlet system in the second floor elevator lobbies for plugging in the table lamps.

**Report of proceedings from the January 26, 2012 meeting of the Savoy Facility
Committee is as follows:**

- Bea Elden and Bill Veal reported on the Front Entrance lighting. The Committee agreed with Bea's recommendation to reject one vendor's suggestion to convert the entrance lighting to a low voltage system. It also agreed to recommend to the Board that Bill Veal be authorized to purchase LED lights for the uplights at the front entrance and replace the lenses and fixtures as may be necessary. Bill also reported that it is unlikely that the lighting at the front entrance would be significantly improved by replacing the lights in the soffit area at the front of the

lobby. The Committee will continue to evaluate the situation as Bill tries several different alternatives.

- The Committee suggested that Peter inform the Finance Committee that it wishes to recommend to the Board the purchase and installation of a fiberglass pole and fixture at the approximate cost of \$2,020 to provide light at the back gate area.

Leslie Rivera reviewed her findings for the Fitness Center with the Committee.

- Immediately replace both treadmills in the Fitness Center with TRUE, LC 1100, Light commercial Treadmills with HP, AC Drive Systems with Console 2 Windows at a total cost with delivery, installations and taxes of \$7,520.80 (\$3,760.40 Ea.).
- Immediately purchase two rubber mats of appropriate dimension for the new stationary bicycle and one of existing Elliptical Trainers at a total cost of approximately \$100.00.

Leslie then proceeded to update the Committee on her suggestions for redesign and additions to the Fitness Center. She provided the Committee with a schematic of the present layout of the Fitness area and a redesigned layout with recommended equipment. By relocating and replacing some of the present equipment, she was able to suggest a layout that would accommodate the suggestions that have been received from residents through the purchase of additional equipment.

- A Vertical Stored Barbell System providing one 20 lb. straight bar and one 20 lb. curl bar with 120 lbs of weights, collars, and vertical stand. Total Price -- \$483.71
- A STRETCHMATE SERIES 500 Flexibility system for increasing and maintaining flexibility and range of motion. Total Price \$1,493.75
- A Premium Stability Ball Rack to store the 3 balls (2 balls up to 25" in diameter and 1 up to 35"). Total Price -- \$149.95.
- A Rowing Machine – Concept 2, Model E Indoor Rower with PM4 console -- \$1400.00 plus shipping. This model has a 20" seat height as opposed to the Model D with a 14" seat height. The Committee recommends this model to facilitate ease of getting on and off the machine.

The Committee asked Peter to bring these recommendations to the Finance Committee at its February 8 meeting to solicit their support in advancing these recommendations to the Board.

The Committee also recommends to the Board that in order to accommodate the new equipment and layout that one of the elliptical training machines be eliminated from the fitness center and replaced with the rowing system.

The Committee, after reviewing the facts with the Bill Veal recommends that a U-Line CLR 2160 Icemaker be purchased to replace the one that is now in the Gazebo-Grill area at a total cost of \$2,279.00.

Bea Elden reported that the landscape company has replaced the pansies in the pool area at no charge. She also reported that the grasses in the pool area will be replaced within a week or two, and that the urns on either side of the grills will also be re-planted within a week.

Kim Blackmore and Leslie Rivera will look into the possibility and cost of replacing the cracked and yellowing lampshades on the lights in the lobby area. They will report their findings and suggestions at the next Committee Meeting.

Included with this report are the Minutes from both meetings, which provide additional details regarding discussions and decisions, and backup materials for some of the items recommended for purchase.

Respectfully Submitted on Behalf of the Savoy Facilities Committee.

Peter S. Fanning, Chair

**Finance Committee
Report to Savoy Board of Directors
February 9, 2012**

Financial Statements

- Propose modification of Monthly/Annual statement to reflect a 'cash' operation and to show a quarterly reconciliation for both Operating and Reserve monies. Cost will be \$40/quarter.
- Recommend no outside analysis of the 2011 statements and schedule an Audit of 2012 statements to be performed in 2013. Cost and contractor to be identified by the Finance Committee and cost to be included in 2013 Budget.

Investments

- No change with investment plan.
- All monies are now at Gateway with the exception of one, remaining CD at Cadence (formerly Superior Bank) and maturing 05/2013.

Budgeting

- Add a line item for the Social Committee expenditures in future Budgets.
- Provide monies for an Audit in 2013 and an Insurance and Reserve Review in 2014.

Insurance

- Renew Insurance policies in 2012 with Brown & Brown but, require them to demonstrate to the Savoy all the competitive markets they tested prior to determination of the selected Underwriter for each policy.

Reserves

- Plan to extend time to repaint building:
 - > hire a contractor to inspect for breaks in the waterproof seal and repair, as needed.
 - >Pressure wash building after construction of Ringling Blvd is complete.
- Review and modify Reserve Plan after the Drew Isaac study in 2014.

Feb 9,2012

Report to the Savoy Condo. Assoc. Board meeting

Status of rezoning discussions for SPA

- 1) Rezoning discussions have been going on for some 3 ½ years. Purpose has been and is to “ maintain the residential Character of SPA”
The zoning for SPA was changed from 100% residential to 100% Mixed Use in 2005, with no restrictions on commercial Development.
- 2) It's been a frustrating experience, some participants have changed, the tone on the block has become angrier, as evidenced by the signs put up last May by a group called Poppa, (essentially four individuals), who are against the Overlay.
- 3) This group is only interested in the potential development of their properties, the Melks at Alderman, the Gurley's just down the block from the Savoy with their private residence, V. Hadley of one of the B/B's, and C. Dolase of the Regency.
- 4) At a meeting of 10/26, facilitated again by city staff, we came reasonably close, on the definition of what type of commercial establishments would be allowed on SPA. (I can give a few examples). However we did not agree on hotel density, on the map, whether the Church, the St Regis and the commercial building facing Mound St. should be included.
- 5) Another meeting on 11/15 produced no progress. Lynn's

final comment in her summary of that meeting and I quote. "No progress was made at all. Taylor was extremely frustrated with the group. Gurley's comments indicated That he was in no rush to proceed. By and large the group has lost energy and focus with adding the Church back into the Overlay ". M. Taylor of the city has refused to continue meeting with the group.

- 6) Another meeting was held on 1/20 without the city being present. Again no meeting of the minds, as to who's included and who's not etc etc. I can read my summary of that meeting if you wish.
- 7) I met privately with Any Dorr of the Church last week and This is what he told me. If father Fred leaves to become a Bishop in Lousiana, dealing with the Vestry on this subject will be a long and laborious process if no impossible.
- 8) We, the CBC group met on Tuesday of this week, Scott Bushey of the Sarabande, Len Roessler of the -----, And Lynn and I, and decided that no useful purpose will be served by having further meetings with the Poppa group. We shall proceed without them and I have set up a meeting for the CBC with Mike Taylor of the city to formulate a process for moving ahead.

Respectfully JP Elden

Social Committee Report to the Board of Directors of The Savoy on Palm condominium

February 8, 2012

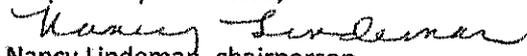
Members of the committee are : Marge Ellin, Leslie Rivera, Toby Kaulkin and Nancy Lindeman, chairperson.

The committee had their first face-to-face meeting on Wednesday, February 8, 2012. Before then we had been exchanging ideas via email . Many months ago, it was suggested that the unit owners may like to have a 5th anniversary party this year to celebrate 5 wonderful years in our beautiful building. It was the first topic we discussed.

A decision was made to have the party on March 12, 6:30pm in the lobby of our building. We chose a Monday evening because it is a night when there are very few other events occurring, such as theater, concerts, etc. We have in the past never used the lobby for our events. It is a beautiful area that would lend itself to a really lovely party. It is to be a dressy affair, with champagne, soft drinks, wine, beer and "heavy " hors d'oeuvre". We will contact several caterers to get their proposals. We think it will be the kind of event that everyone will want to attend. We have asked the Finance committee to recommend to the Board that the payment for the party come out of the 2012 operating funds.

The second decision we made was to schedule some kind of event after each Board meeting. It may be a barbecue, or a catered Asian food dinner, or an Italian night, or a progressive dinner. We are open to suggestions as to what kind of events unit owners would enjoy and we encourage them to feel free to email any of us with their ideas.

Respectfully submitted,


Nancy Lindeman, chairperson