

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

June 18, 2015

**Call to Order:** The Savoy on Palm Board of Directors Meeting was held June 18, 2015 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 Peter Fanning at 4:06 p.m.

**Determination of a Quorum:** Board Members present were Peter Fanning and Richard Rivera in person with Bill Roe and Allen Klein present via speakerphone. It was confirmed that proper proof of notice of the meeting had been conveyed.

**Approval of Minutes:**

1. **MOTION** – (Richard Rivera) to approve the minutes from the April 16, 2015 Board Meeting. Motion seconded by Allen Klein. Motion passed unanimously.

**President's Report:** Peter Fanning informed the owner's in attendance that the Board is continuing to pursue the issues around the failed cable on the eleventh floor and that the Board plans to go into an executive session with the Association's attorney at the conclusion of the Board Meeting to discuss the attorney's opinion on how the Board should proceed. He informed everyone that the carpet for the third floor common areas had been ordered and installation would be scheduled as soon as it arrives from the manufacturer. He informed the Board and the Owner's in attendance that he has received a confirmation from several owners who are interested in participating on the Rules Committee, but that the formation of the committee will be postponed until the seasonal owners return for the 2015-2016 season. He also reported that he had a request from an owner to have a directory printed that includes photographs of all owners who give permission to be photographed and also give permission to be included in the directory.

2. **MOTION** – (Peter Fanning) to develop a directory with all residents who give permission to be in the directory and give permission to use their photograph for the directory. Motion seconded by Allen Klein. The board had a brief discussion and Richard Rivera recommended that this directory be kept electronically to ease the process of updating the directory and any owner could print a copy if they so choose. Peter Fanning agreed and stated that it should also be on the Owner's Website. The motion passed unanimously.

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

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

3. **MOTION** – (Bill Roe) to approve a not to exceed amount of \$2,000 to repair the leak in the third floor planter bed that is leaking into the 501 garage on the second floor. Motion seconded by Richard Rivera. The motion passed 3 - 0. Peter Fanning abstained from the vote as this motion pertains to his garage.
4. **MOTION** – (Richard Rivera) to approve a not to exceed amount of \$2,000 to bring in Daniel's Plumbing who specializes in the type of venting system installed in the building to resolve the bubbling toilet in unit 403. Motion seconded by Allen Klein. The Board went into a discussion on

how the responsibility is determined when a backup in the plumbing system occurs. They also discussed other issues that are happening or have happened in the past in the building. Peter Fanning asked Bill Veal to put together a list of any problems that other owners are having that are plumbing related so that any other problems could also be addressed. The motion passed unanimously.

5. **MOTION** – (Bill Roe) to approve Bill Veal to spend up to \$2,000 on any future necessary or urgent repairs instead of waiting for a Board Meeting to seek approval. After consulting with the Board President or the Board President's designee on said repairs, the repairs could then be completed in a more timely fashion and reported to the Board at the next scheduled Board Meeting. Motion seconded by Richard Rivera, the motion passed unanimously.

#### Committee Reports:

Facility Committee: Peter Fanning presented the attached report.

Peter Fanning asked the Board to delay the replacement of the sidewalk with brick pavers until it can be considered as an operating expense item in the 2016 Budget. There was no objection from the Board.

6. **MOTION** – (Bill Roe) to approve an expense of \$200 to purchase and install a water meter for the pool and spa water supply line so the usage of water can be monitored. Motion seconded by Richard Rivera. Motion passed unanimously.
7. **MOTION** – (Peter Fanning) to approve an expenditure not to exceed \$1,000 to provide a mulched area with a teak wood bench on the fenced in portion of the North side of the property. Motion seconded by Richard Rivera. Motion passed unanimously.
8. **MOTION** – (Peter Fanning) to approve an expenditure of \$740 plus tax to install a Haiku 60" composite matrix fan with a 32" down tube in the gazebo area to increase the amount of air flow from the fan currently installed. Motion seconded by Richard Rivera. Motion passed unanimously.

Beathe Elden gave an update on the landscaping and upcoming changes to the landscaping.

Peter Fanning presented the Facility Committee's recommendations for improvements to the Fitness Center. He went over the numerous comments from several owner's and explained to the Board the changes that were made to the plan based on the owner requests and comments.

9. **MOTION** – (Peter Fanning) to approve the expense of the submitted rough budget figure of \$27,447.90 and the recommendation's from the Facility Committee so the renovations to the Fitness Center can begin and be completed over the summer. The motion was seconded by Richard Rivera. Mr. Fanning indicated that the rough budget number should be close to accurate but may change as additional information is received with regard to accepted owner's comments for change to the original proposal. The Board went into a discussion. Bill Roe did not agree that one of the elliptical machines should be removed as it is shown on the Fitness Center plan and that if this machine could be kept in place then he is in agreement with all of the other changes and improvements. He explained that the elliptical machine is the only full body cardio machine available in the fitness center. Peter Fanning explained that the Facility Committee had taken all comments and suggestions from all owner's that had submitted them and did the best they could to accommodate all of those requests and suggestions, and that it is still possible that the second elliptical machine will be kept in place since the rowing machine has been removed from the plan.

Allen Klein also agreed with Bill Roe and stated that he agrees with Bill Roe's comment about the elliptical machine. The motion was approved 3-1 with Peter Fanning, Richard Rivera, and Allen Klein for the motion and Bill Roe against.

**Social Committee Report:** No report at this time.

**Civic Committee Report:** Peter Fanning gave updates on items taking place in the city and community. See attached report.

**Old Business:** None at this time.

**New Business:** None at this time.

**Owner Comments:**

Dina LaReau made a recommendation for the Board to consider providing health insurance for the current housekeeper. Peter Fanning said that the Board would look into this along with the salaries and benefits for all employees as is done annually.

Peter Fanning asked Bill Veal to review the cleaning products currently being used to insure that they are safe and as odor free as possible.

Fred Doery asked if the Facility Committee has considered extending the time limit on parking in the front circle. Peter Fanning said that it has been talked about extending the amount of time from 30 minutes to 1 hour but that will go to the Rules Committee.

Beathe Elden stated that most people park longer than a half hour in the circle, and she is concerned that if it is extended than people will be parking two or three hours so she is not in favor of extending the time limit.

Marta Riordan said that she has received calls from the concierge recently when they have had someone parked in the circle to remind them of the time limit.

Dina LaReau stated that the flowers at the front circle are especially beautiful and wanted to know if anything could be done to prevent cars doors from being opened up on the flowers and causing damage to them.

Peter Fanning stated that the Facilities Committee will look into this and see if there is any way that this can be addressed.

**Adjournment:** There being no further business, the meeting was adjourned at 5:25 p.m. at which time the Board went into an Executive Session with the Association's attorney.

# Treasurers Report to Board of Directors

## June 18, 2015

### Balance Sheet

(a) Homeowner's Equity -At the end of 5 months, Members Equity is \$687,343.39, up \$60,502.91 from 12/31/2014

(b) All Liability accounts are current

### Operating Statement

i) Under budget by \$6,397.29 for the month of May and \$23,987.32 for first 5 months of 2015

ii) Notable over budget items (5 months report) are:

-Legal Fees	(689.94)
-Utilities-Gas	(2,022.95)

### Reserve Statement

Our 2015 Reserve Plan projected possible expenditures of \$27,148. As of May 31st, we have not spent any of those funds.

The Balance in our Reserve accounts is currently at \$600,745 (note: The Financial Statements carry the Morgan Stanley Bond Fund nearly \$13,000 under-reported)

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- **Water Heaters (update) –**

- All of the water heaters have been replaced.

- **Legal Opinion –**

- At the last Board meeting I was asked to get a legal opinion on whether or not the Board could implement a rule requiring owner's to replace their water heaters. The Legal Opinion from the Association Attorney (Kevin Edwards) is that it would be a good idea for the Board to implement this rule, but it would be hard to enforce. The good part is that if an owner does not comply with the rule and their water heater bursts and causes damages to another unit than that unit owner would be negligent and responsible for the damages. He also said that the Board may adopt the rule at a Board Meeting with a minimum 14 day notice that must be mailed or hand delivered to the owners and once the rule is published, a copy must be provided to all owners.

- **501 Garage Leak –**

- The leak in the 501 garage has returned and after further water testing of planter bed directly above the leak I have determined that the planter bed is definitely leaking. I have proposals from Landscapes in Paradise and Artistry Painting to remove the landscaping and soil from the planter, repair a 12' wide section of the waterproofing, and put the soil and landscaping back. I would like the Board to approve an amount not to exceed \$2,000 to get this repair completed. The proposed price is \$1,600, but some of the landscaping will need to be replaced once job is complete.

- **403 Guest Bedroom Toilet Problem –**

- The guest bedroom toilet bubbles when not in use. This toilet is at the bottom of the stack. Typically when this happens it is due to some sort of blockage in the line causing a venting issue which forces air back up the line. We had the line cabled approximately 6 months ago and the problem seemed to go away temporarily. The plumber tried to camera the line but was unable to do so due to the type of venting system installed in the building. I would like to have a different plumber come out that has a patented machine for cleaning out this type of plumbing system. I am working on a proposal for this now and expect the

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cost to come in between \$1,300 & 1,600, but would like to ask you to approve a not to exceed amount of \$2,000 so this work can be scheduled as soon as possible.

- **Insurance –**

- A few weeks ago Mr. Fanning and I met with a representative (Anthony De La Torre) from PCS Insurance Group. They offered to do a complimentary analysis of the insurance coverage's that the association currently has to see if we are adequately covered and if there is anything better that their firm could offer. He assured us that we are adequately covered and that they could not do any better than what we currently have
- Mr. Fanning and I met this week to go over the renewal package from Brown & Brown. All policies were sent out for bid, all of the carriers and coverage will remain the same. There is a slight decrease in the majority of the premiums of about \$1,400 this year, but we do have an anticipated increase in the flood policy this year. Brown and Brown is estimating that our flood policy will increase about \$2,150. This increase was planned for with the current budget. We budgeted \$69,300, and we anticipate all of the insurance renewals to come in at approximately \$67,342.

- **Future Repairs –**

- I would like to ask the Board if they would consider a motion authorizing me to spend up to \$2,000 for any necessary or urgent repairs, instead of waiting until a Board Meeting to get approval then proceed with the repairs. I could then consult with the Board President on the repair and move forward with getting the repair completed. I feel that the repairs could be expedited and completed in a more timely fashion and then reported to the Board at the next scheduled Board meeting.

*Savoy Facility Committee Minutes  
June 11, 2015 Meeting*

Attending Members: Peter Fanning, Chair, Leslie Rivera, Bea Elden, Kim Blackmore.

Savoy Staff: Bill Veal

- I. The Chair called the meeting to order at 4:00 P.M. in the 3<sup>rd</sup> Floor Function Room of the Savoy on Palm.
  
- II. Peter provided a compilation of owner's comments received during the ten day period owners were asked to comment. Thirty-eight comments with draft responses by the Committee were discussed. (See Attached)  
The Committee agreed with owners that the Rowing Machine should be eliminated from the proposal; the Sit Up Bench should remain; the present cabinetry should not be removed, but remain with some modifications to allow for a towel storage and disposal area, and a water cooler; the addition of mirrors along the cabinetry will be eliminated from the proposal; recommend a lighter color alternative for the same proposed flooring material, even if more expensive. Consider installing an audio system for the TV's that can be accessed through earphones; further investigate obtaining a cross country ski machine or one that approximates a similar range of motion. THESE COMMENTS WILL SHOW IN RED PRINT ON THE ATTACHED COMMENT SHEET.  
The Committee approved sending the Fitness Center Renovation Plan to the Board of Directors with these changes.  
The Committee also wishes to THANK all the owners for their serious, and courteous response and commentary regarding the plan, and to assure all owners that every comment was taken seriously and weighed against all the information available for achieving a fitness center in keeping with the rest of the high quality amenities of the Savoy.
  
- III. Bill Veal gave an update of property issues to the Committee.
  - Bill informed the Committee that its recommendation that was approved by the Board of Directors to replace the sidewalk in front of the building failed to include the additional cost associated with recommending that the sidewalk be replaced to include the driveway approaches. The Committee is asking the Board to delay the replacement until it can be considered as an expense in the 2016 budget. The Committee is mindful that there may be, as yet, undetermined expenses associated with several of the on-going activities, and that having a better understanding of the available budget is a more prudent course of action.

- After further investigation by Bill to make the rear gate latch more secure, the Committee recommends maintaining the present closure system and ask Bill to continue to monitor its effectiveness.
  - The Committee agrees with the report given by Bill that the only acceptable way to repair the powder coating on the front gate lock is to replace the entire mechanism. The Committee recommends foregoing this expense in favor of keeping the present latch until it reaches the point that it is noticeably in need of replacement.
  - As approved by the Board, Bill will order the new replacement carpeting for the common areas and schedule the actual replacement in the next several weeks.
  - Bill informed the Committee that separating the water usage of the pool and spa would require the purchase of a water meter for approximately \$200. After discussion, the Committee recommends that the Board approve the purchase and installation of this water meter.
- IV. As more people are using the space between the 2 security gates on the North side of the building, the Committee recommends that the Board approve an expenditure not to exceed \$1000.00 to provide a mulched area and 5' Teak Wood Bench for resident use.
- V. The Committee discussed the present fan in the recess of the gazebo at the grill area as a result of residents complaining that the fan is inadequate in moving air to discourage mosquitoes/flying bugs and provides little comfort and provides little comfort to those sitting in the dining area. The Committee recommends that the Board approve replacing the current fan with a Haiku 60" composite matrix fan with a 32" tube. Cost including delivery is \$740 plus tax.
- VI. The Committee received and approved the Landscape report given by Bea Elden updating the Committee on plantings and tree replacements.
- VII. There was no further business.
- VIII. The Meeting was adjourned at 5:15 P.M.

Respectfully Submitted By:

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Peter S. Fanning, Chair, Savoy on Palm Facilities Committee

MEMBERS COMMENTS appear in black print.

FACILITIES COMMITTEE COMMENTS appear in blue.

Final Comment Changes in Red.

1. E-F + Towel Basket: Would like to see these separate items integrated for appearance and function.

If such is possible without too much extra cost, integration will be considered.

2. Recommend eliminating additional mirrors on 2 walls. They do not add to the attractiveness of the area and require additional maintenance.

The proposed mirrors are intended to bring continuity and connection with and to the other walls. Mirrors are also recommended for persons exercising who desire to assess the form and correctness of their exercise posture and technique.

3. "G," "J," & "L" Good.

Thank you.

4. "H." Rower: Concerned that very few residents will use this particular piece of equipment. Maybe a different piece of equipment might be better utilized by a larger number of residents.

The Committee will re-visit the recommendation for the inclusion of this piece of proposed equipment.

After additional consideration, the Committee is eliminating the recommendation to add a Rowing Machine to the equipment in the Fitness Center.

5. "I." It seems that this piece of equipment is infrequently used other than as an anchor for stretch cords etc. Might not installing a handle or bar on the wall be a better use of this space? Also, the StretchMate, when used, seems to result in damage to the walls that require periodic repairs.

Although, we already own this piece of equipment and it is still in good condition, the Committee will discuss your comments and suggestions for better space usage.

After additional discussion and investigation, it was determined and there was consensus that there is enough use by residents of this piece of equipment to retain it in the fitness center.

6. "M." If the StretchMate is not removed, then the Ball Rack should be re-located as it sticks out into the room.

If the StretchMate remains, the proposed placement of the Ball Rack should not inhibit access to any other pieces of equipment and their use, and as proposed, the Ball Rack does not inhibit traffic flow.

7. "N-P." Good.

Thank you.

8. Floor Covering: I had the opportunity to visit the Sarabande Condominium's Fitness room to see the very same floor covering that was installed about 9 months ago. From my observation, the floor covering seems more durable than carpeting, and it is more in keeping with a fitness facility, especially in deadening the sound of dropped weights etc. However, the biggest concern is that after nearly a year, there is still a distinct and unpleasant odor of the rubber floor covering. I would be concerned for persons with allergies and those who are sensitive to unusual odors. Additionally, the dark, speckled pattern of the proposed floor covering looks like the inside of the old enamel ovens! A lighter color, even though more expensive, would be a much better investment over the long run, especially given it's likely longer useful life than carpeting.

The Facilities Committee in its deliberations had similar concerns, but opted for the less expensive alternative as proposed. The Committee will review the floor covering. The Committee has reviewed the appropriateness of the proposed floor covering and believes the rubber material is the best alternative, but is recommending spending the additional money to get a more attractive color -- light gray with accent marks, style EL15 Steel Appeal -- throughout the fitness center, but not the laundry room. The difference in cost to do the fitness center is \$2,821.50.

9. Can the TV Screens be lowered and a system for individual listening be installed? The use of individual listening systems for the TV's appears to be expensive, but the Committee will seek technical advice from an audio company before making its final recommendations to the Board.

Lowering the screens will likely make viewing the TV's an overwhelming, in-your-face experience. This option might be better implemented when the TV's need to be replaced and smaller screens can be considered, along with a new hanging system.

The Committee recommends that the TV's remain mounted as they are, but agrees that when they need to be replaced that smaller screens be considered as an option for at least some of the TV's, and that they be mounted to accommodate the users of the cardio equipment.

The Committee is pursuing the possibility of converting the TV's to private audio use through headphones, and will make a recommendation before the fitness center renovation is completed.

10. Floor Tiles: Too dark and with the relatively low ceiling height the area may feel enclosed. Please consider a lighter color floor covering.

See Blue and Red comments re: # 8 above, floor covering.

11. Neither my husband nor I are in favor of the proposed floor covering. We think it is much more dirt prone than a good quality carpet which can be cleaned occasionally.

The Committee spent considerable time deliberating on the advantages of the proposed flooring and replacement carpeting. The proposed rubber, in the Committee's opinion, will be much easier to clean on a regular basis, and perspiration or spills from water bottles etc. can be more easily wiped up than sweat and water that, although may not be visible on the carpet, soaks into the carpet promoting bacteria and mold.

See Blue and Red comments re: # 8 above, floor covering.

12. We would like to see more rubber mats under all the equipment.

The Committee will take this suggestion under consideration before making its final recommendations to the Board.

With the proposed flooring the Committee believes floor mats under the equipment will no longer be necessary.

13. Floor Tile: Concerned that the black tile, besides being unattractive, will enhance heat retention and make it more difficult to cool down the fitness center.

See comments above, # 8, about the floor proposal in general. Your concern about heat retention will be assessed, but seems to make sense.

The Committee believes, there will be less of a heat problem with the proposed change of tile color, as discussed in # 8 above.

14. Rowing Machine: Aside from the likelihood that this piece of equipment will not be used by many of the residents, it is my experience that injury from using this equipment without adequate instruction and monitoring will lead to injury. Have you considered an ARC Trainer or a Bow Flex as an alternative.

Although the Committee included amount of use of the proposed and existing equipment, that was just one of the criteria before making a proposed recommendation. In checking with other knowledgeable and experienced persons in the fitness business, it seems that a rowing machine, although good exercise for building and maintaining endurance, it also is heart healthy – when used regularly and appropriately. The “experts” agreed that injury with inappropriate use may be a concern, but such is the case with most fitness equipment. The Committee did not consider an ARC Trainer or a Bow Flex, but will review its recommendation and also consider these other suggested pieces of equipment as an alternative to the rowing machine, even though they both seem to be primarily “cardio” machines that do not allow for a seated position in order to achieve the benefits derived from a full range of motion machine. Additionally, the Bow Flex is manufactured with residential rather than commercial users in mind, and may not hold up well in a high use environment.

After additional consideration, the Committee is eliminating the recommendation to add a Rowing Machine to the equipment in the Fitness Center.

The Committee continues to look for equipment that is rated “commercial use” that has the same or similar benefits and range of motion as does the cross-country skier. The closest the Committee has identified is an ARC 625 or 725 Dual Trainer or an AMT Adaptive Motion Trainer, but the cost for either is prohibitive at or above \$7,300.00. Should it be determined that such a piece of equipment is available at a more acceptable cost, the Committee will recommend its purchase after considering quality, ease of use and footprint.

15. Like the towel disposal addition and water cooler.

Thank you.

16. Do not remove the cabinetry.

The Committee believes that the "kitchen cabinet with counter" approach for an underutilized piece of furniture takes up too much space that could be better used with the alternatives presented.

After further discussion and consideration, the Committee is recommending that the cabinetry be retained, but that the sink be removed and capped out making room for a towel disposal area. The Committee further suggests that:

- The present audio equipment should be removed and shelving repositioned or added to accommodate towel storage.
- The counter top should be replaced with a solid counter top.

17. Do not think the additional mirrors are necessary.

The Committee is assuming that this comment refers to the mirrors that are added to the wall area where the present cabinetry is. The Committee recognizes that this is aesthetic as well as practical, and not essential. However, the additional mirrors are in keeping with a fitness center rather than a "room" for fitness.

After additional consideration, the Committee agreed that mirrors in this area are not necessary.

18. Please keep sit up bench.

Unfortunately, this was a piece of equipment that was deemed expendable in order to get the configuration and equipment proposed in the plan. Should the Committee change the plans, it will again consider maintain the sit up bench.

The Committee agrees that the Sit Up Bench should be retained as, after further inquiry, it appears that this piece of equipment is well-used and not duplicated by any other equipment.

19. No need for additional mirrors.

Please see comments above re: mirrors at #2 and 17.

20. Keep existing cabinetry and bar area as is.

As stated above, the Committee believes that this area can accommodate more amenities and takes up valuable space that is not well used.

See comment at # 16.

21. Used towels are well accommodated presently by being disposed of in the locker rooms.

The Committee is suggesting that towels be stored in the Verona Buffet and disposed of in immediate proximity so that users do not have to go to the locker rooms for towels and their disposal. This is common in fitness centers.

22. Consider adding the water cooler if desired, but note that one shouldn't drink cold water while exercising.

The current thinking is that cool water, which will be what is dispensed from the proposed water cooler, has no ill effects on person engaged in light to vigorous exercise. This along with the fact that cool water availability from a source that provides odorless

and water that tastes like clean water will encourage exercisers to maintain a safe level of hydration.

The Committee is modifying its recommendation by proposing a counter top water cooler as the Committee is eliminating its recommendation to remove the cabinetry that also eliminates the space for the proposed floor model.

**23. Keep both True Z8 Elliptical Machines.**

The Committee believes that one elliptical machine will appropriately satisfy the need by users for this piece of equipment while opening up space for another piece of equipment.

**24. Put 2 PS 100 bikes behind the 2 J machines (J & K in the schematic), and move the line-up East by a foot or two.**

In order to maintain consistency and compliance with the ADA, the drafter of the plan advised that a 4'-0" pass through space needed to be maintained, and that moving the equipment to the East would crowd the area unnecessarily.

**25. Why the rowing machine? There was only one resident who wanted this machine and that person is no longer a resident.**

There has been comment above by others who question the rowing machine, and the Committee will review its recommendation. There were at least 3 requests for the rowing machine including the resident who no longer is here.

See Comment at # 4 above.

**26. How many people want the Rowing Machine and the Stretch Bench?**

The Committee tried to weigh use with space with desire for variations in their deliberations. There were "trade-offs" and decisions made that could have resulted in other recommendations, but the Committee believes it made many wise choices that lead the Savoy to having an exemplary fitness center.

See Comments at # 4 and # 5 above.

**27. As so many residents use this facility, there needs to be lots of input before "locking-in" the design.**

The Committee agrees with this commenter, and these published comments and answers are just one step in the process which leads to as much input by residents as can be encouraged.

**28. Keep the existing sit up bench. It can remain in its current place.**

It's true that the sit up bench might be able to remain in its present place, but that would be contingent on the Committee eliminating the rowing machine or looking at more space alternatives than it already has. Also, see comment above re: sit up bench.

The sit up bench will be retained, but its location may need to change.

**29. Please add a cross-country ski machine.**

The Committee worked with several equipment companies and several knowledgeable fitness "experts," and there does not appear to be a commercial-type cross-country

machine. All advised caution in purchasing a residential machine as opposed to a commercial one. The Committee has received information regarding machines that provide similar benefits and approximate the range of motion of a cross-country machine. The Committee will discuss these alternatives before making a final recommendation to the Board.

See comment at # 14 above.

30. Where is the "KEY" of current equipment that is being eliminated?

There is no "key" to equipment being eliminated. The Committee believes that users of the fitness center know which pieces of equipment presently exist and which they use. However, the following equipment is being eliminated: 1 TRUE Z8 Elliptical Machine; 1 Multi Function Exercise Machine that is presently in front of the curve windows at the West end of the fitness center; 1 sit up bench; 1 True PS 100 Bike (this will be replaced by another type bike).

31. How much is the rowing machine used?

Difficult to know since we have never had one. We did have several owners over the past year suggest at various times that they would like to have a rowing machine available.

32. What is the overall time frame for completion?

The Committee wants to make sure there is adequate time for owner comments, and consideration of each comment and suggestion. We started this process about 6 months ago and would like to see the updated facility ready for the "new" season; i.e., no later than mid-November.

33. Do not need mirrors behind "I" Stretch Mate or behind "P" Stretch Bench.

Please see Committee comments above regarding mirrors.

See Comments at # 2 and #17 above.

34. Do not need to tile service area. Concrete floor is fine, and is not a public area.

Some members of the Committee may agree. The Committee as a whole will revisit this recommendation.

The Committee does not believe this area needs to be covered with the more expensive floor tile suggested for the fitness center, but believes the expenditure of \$435.00 for the originally suggested dark floor tile for the laundry room is a worthwhile recommendation.

35. No need for cooler. Most people bring own drinks, most, other than water.

The Committee believes that a water cooler that provides water that does not have a tainted taste and that provides cool water is a common fitness center amenity, and a convenience for those using the facility.

Since this recommendation, the Committee is recommending the purchase of a counter top cooler.

36. No need to replace buffet. Leave as is. Towels should stay in bathroom – have great cabinetry, lockers and laundry baskets.

See comments above re: these items, especially at #16, #20 and #22.

37. Floor tiles could be lighter color. Black will make room look dark.

The Committee spent considerable time discussing the floor tile and several of its members visited other condominium fitness facilities and club fitness centers that had the same or similar tiles as that proposed for Savoy's fitness center. The Committee eventually agreed to recommend the dark tile mainly because the cost for using a lighter color tile increased the material cost by 50% or more. Manufacturing lighter rubber tile that is durables apparently is more costly and probably somewhat driven by market demand.

See comment at # 8 above.

38. Equipment looks great.

Thank you.

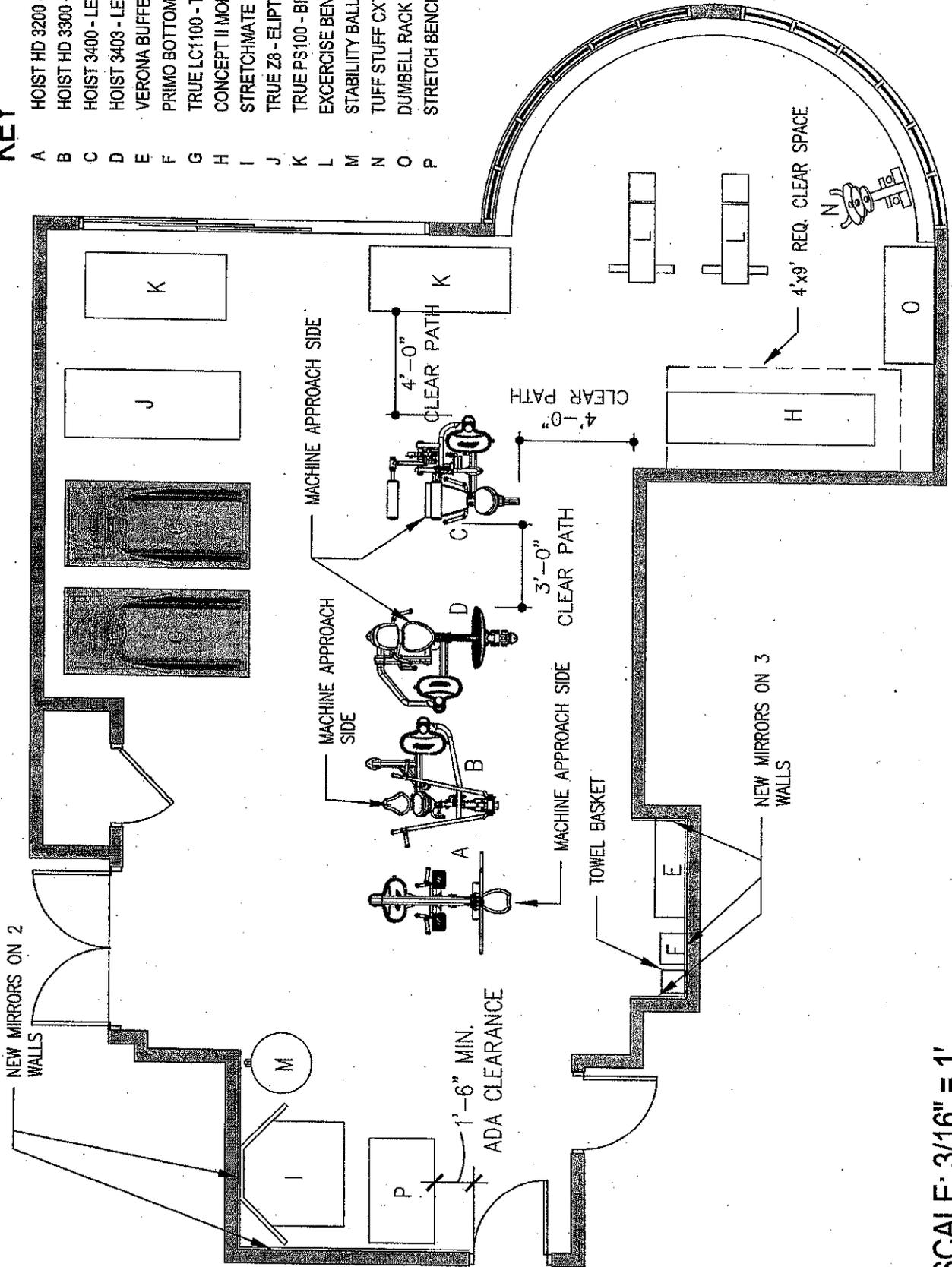
**FITNESS CENTER**  
**ESTIMATED COSTS\*\***

A. 1,200 SQ. FT. 24X24 RUBBERIZED FLOOR TILE (INCLUDES CARPET REMOVAL, NOT FLOOR SURFACE REPAIR THAT MAY BE NEEDED)	\$10,943.90
D. MIRRORS	1,878.00
E. COUNTER TOP REPLACEMENT & SHELVING	750.00
F. WATER COOLER	100.00
G. EQUIPMENT REPLACEMENT	13,776.00
 TOTAL	 \$27,447.90
 RESERVE FUNDS AVAILABLE:	
• REPLACE GYM CARPET 2014	\$ 4,679.00
• EQUIPMENT REPLACEMENT	13,776.00
 TOTAL	 \$18,455.00
 EXCESS (+) DEFICIT (-)	 (\$8,992.90)

**\*\* THE TOTAL COST IS A ROUGH ESTIMATE BASED ON ORIGINAL PROPOSED RENOVATIONS. THE COMMITTEE WILL NEED TO RE-PRICE THE MODIFIED PROPOSAL BEING CONSIDERED.**

**KEY**

- A HOIST HD 3200 - LAT PULL
- B HOIST HD 3300 - MULTI PRESS
- C HOIST 3400 - LEG CURL
- D HOIST 3403 - LEG PRESS
- E VERONA BUFFET
- F PRIMO BOTTOM LOAD COOLER
- G TRUE LC1100 - TREADMILL
- H CONCEPT II MODEL D - INDOOR ROWER
- I STRETCHMATE 700
- J TRUE Z8 - ELIPTICAL
- K TRUE PS100 - BIKE
- L EXERCISE BENCH - 30" x 50"
- M STABILITY BALL RACK
- N TUFF STUFF CXT - PLATE TREE
- O DUMBELL RACK - ASSUMED 24"x54"
- P STRETCH BENCH - ASSUMED 48" x 32"



SCALE: 3/16" = 1'

## Savoy Civic Activity Report 6/18/15

Things don't slow down around here just because it is summer.

### Form Based Code Activity including multi-modal transportation/mobility plans

DSCA will be sponsoring an information seminar with panel to include the major players in the city responsible for coming up with a plan. Dates will be announced when speakers/panelist conform their availability, but will occur in July or August more to come.

### SOS Green Space and Tree Activity

#### 3 into 1 Plan to address the situation we have with a population without homes

Sun Coast Partnership to End Homelessness has completed the census – problem is increasing in Sarasota, over representation of African American population, severe mental health, addiction and substance abuse problems, single adults lacking services.

I am working with the construction managers of the various projects around the Savoy that may have an impact upon our lives. I have the support of the City officials, and have started receiving reports and updates that I will share with you and 7 other condo associations on S. Palm Ave.