

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

April 16, 2015

Call to Order: The Savoy on Palm Board of Directors Meeting was held April 16, 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 4:00 p.m.

Determination of a Quorum: Board Members present were Peter Fanning, Leon Ellin, Bill Roe, and Richard Rivera. 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 from the February 19, 2015 Board Meeting. Motion seconded by Leon Ellin. Motion passed unanimously.

President's Report: Peter Fanning gave a brief update on the ongoing post tension cable issue, and announced that the rules committee needs to be reinstated and he will be sending out a notice seeking volunteers for the committee.

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

2. **MOTION** – (Bill Roe) to accept the Treasurer's report as presented. Motion seconded by Leon Ellin. Motion passed unanimously.

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

There was a lengthy discussion amongst the Board on the replacement of water heaters and whether or not the owners could be required to replace their water heaters in a certain time frame.

3. **MOTION** – (Bill Roe) seek out a legal opinion on how to proceed with forming a rule that would require unit owners to replace their water heater within a set time frame. Motion seconded by Richard Rivera. Motion passed unanimously.

Peter Fanning instructed Bill Veal to seek out a legal opinion from the association attorney on whether or not a rule could be instated to require owner's to replace their water heaters within a given time frame. He also asked Bill Veal to find out if the current owner's would be "grandfathered" or would be required to abide by the rule.

Peter Fanning also instructed Bill Veal to send out a reminder email to the 3 owners who have not yet replaced their water heaters.

Committee Reports:

Facility Committee: Peter Fanning gave an update on items that the Facility Committee members are working on. He informed the Board and the owners in attendance that he plans to put the fitness center renovation plans along with comment cards in the meeting room for all owners to look over and leave comments.

4. **MOTION** – (Peter Fanning) to approve an expense of \$250 for two high top tables and covers for the Social Committee. Motion seconded by Leon Ellin. Motion passed unanimously.
5. **MOTION** – (Richard Rivera) to approve an expense of \$6,731 to replace the concrete sidewalk from property line to property line in the front of the property and the driveway aprons at both entrances with brick pavers. Motion seconded by Bill Roe. Motion passed unanimously.

Beathe Elden gave an update on the landscaping and the replacement of the annuals.

Finance Committee: Leon Ellin gave a brief update on reserves and the possibility of going over budget slightly on legal expenses.

Social Committee Report: No report at this time.

Civic Committee Report: Peter Fanning gave updates on items taking place in the city and community. He also reminded all in attendance of the upcoming local election.

Old Business: None at this time.

New Business:

Bill Roe would like to change the rules to have the back gate area designated as a run free area for dogs.

Peter Fanning stated that this is one of the items that will be addressed by the re-instated Rules Committee.

Owner Comments:

Richard Rivera commented that in respect to the guest suite he encourages everyone to be mindful of the luxury buildings going up all around The Savoy and that the goal should not be simply to maintain what we have, but also maintain our competitiveness with all of the new luxury buildings. He also stated that the guest suite should be comparable to the finest hotels in the area in terms as quality. He also feels that the same is true with the fitness center.

Peter Fanning welcomed anyone that is interested to attend and participate at the Facility Committee meetings.

Richard Rivera also mentioned that something should be done about service vehicles leaving oil spots on the brick paver driveway.

Richard Rivera asked Peter Fanning if there is any way that we could be more effective in terms of The Savoy and neighboring condominiums coming to some sort of consensus on what we would like to see our City Commission do and voting accordingly.

Peter Fanning commented that the DSCA agrees to some extent to what Richard Rivera stated. He also stated that the DSCA will be working with the Board of Directors of several condominiums and speak to them on several issues.

Jerry Elden commented that during the past three weeks we had a lot of guests in the building and the guests have not necessarily followed the rules during their stay. He stated that all owners have a responsibility to be sure that their guests are following the rules.

Several other owners also stated rule violations that they witnessed during the past few weeks while there were many guests in the building.

Peter Fanning said that all of the issues will be addressed by the Rules Committee.

Bruce Blackmore asked if two chaise lounges in the pool area could be moved under the shaded area next to the building where the table and chairs are currently located. He feels that more chaise lounges are needed in the shaded areas.

Peter Fanning said we could try moving the chairs and see how it works.

Adjournment: There being no further business, the meeting was adjourned at 4:57 p.m.

**Treasurers Report to Board of Directors
April 16,2015**

<u>Members Equity</u>	<u>3/31/2014</u>	<u>3/31/2015</u>	<u>Difference</u>
	\$592,817	\$662,808	\$69,991
<u>Excess of Operating Revenue Over Expenses</u>			
Month	\$2,444	\$6,968	\$4,524
Year to Date(3 Months)	\$12,498	\$14,053	\$1,555
<u>2015 Over Budget items</u>		<u>Year to Date</u>	
Legal Fees		(\$551)	
Utilities-Gas		(\$1,888)	
<u>Excess of Reserve Revenues Over Expenses</u>	\$23,156	\$21,914	

All Quarterly Assessments received on-time.

The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
4/16/2015

- **Fire Sprinkler System (update) -**
 - o The fire sprinkler repairs have been completed.

- **Water Heaters (update) –**
 - o 21 of 24 unit owners have completed the replacement of their water heaters.

- **Treadmill –**
 - o The broken treadmill has been repaired.

- **Housekeeping –**
 - o The cleaning company that we were contracting with gave us a very short notice that she would not be able to continue to provide our cleaning services. Wendy has been hired on as a part time employee to continue the common area cleaning as an employee of the Association.

- **Pool Repairs –**
 - o Had leaking plumbing pipe at spa equipment repaired
 - o Had to replace one of the chemical controllers for the pool

- **Parking –**
 - o The concierge has been working very diligently to make sure that the 30 minute parking rule is being followed.