

The Savoy on Palm Condominium Association, Inc.

Board of Directors Meeting Minutes

April 13, 2017

Call to Order: The Savoy on Palm Board of Directors Meeting was held April 13, 2017 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 4:02 p.m.

Determination of a Quorum: Board Members present were Peter Fanning, Leon Ellin, Gerald Elden, and Bob Hendel. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Leon Ellin) to approve the minutes from the February 9, 2017 Board Meeting. Motion seconded by Gerald Elden. Motion passed unanimously.

President's Report: Peter Fanning presented the attached report.

Treasurer's Report: Leon Ellin presented his report and updated the Board on the most recent financial statement.

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

Civic Activity Report:

Gerald Elden urged everyone in attendance to get out and vote in the upcoming city election.

Peter Fanning reminded everyone in attendance of the election date and of the Candidates Forum that the DSCA is hosting on 4/20/17 from 5:30 p.m. to 7:00 p.m.

Bob Hendel asked the Board to appoint a "Zoning Committee" to be more pro-active with zoning issues on South Palm Ave. Peter Fanning asked Bob Hendel if he would be interested in chairing the committee, and Bob Hendel agreed to do so.

Old Business:

- Rules Revision and Update
 - o Peter Fanning stated that the final draft of the rules and regulations would be presented at the next Board meeting.

New Business: None at this time.

Owner Comments:

- Fred Doery asked about the pedestrian easement to the north of the Savoy property line and whether some type of walkway could be installed. This was discussed briefly and it was determined that the last time a walkway was attempted, it caused the US Garage to put up a fence to try and block access to Burns Ct. altogether.
- Brenda Griffiths asked if anyone had any idea when the Westin hotel will open. Peter Fanning said that it is scheduled to open sometime in September.

Adjournment: There being no further business, the meeting was adjourned at 4:41 p.m.

President's Report – Savoy Board 4/13/17

- Cable Project is moving along with cleanup activities taking place this week and staging set up occurring on the East side of the building.
 - To date, the project has been moving a little slower than anticipated, but there appears to be increased activity now.
 - The conditions being uncovered so far seem to be in keeping with the former analysis that was done prior to the full scale uncovering of cable openings.
 - Number, scope and intensity of the work is excellent on the part of the engineer and contractor.
 - Our attorneys continue to remain involved and communicate with the other attorneys of Turner and relevant former sub contractors.
- Personnel Benefits – we have a very good staff employed at the Savoy. In order to keep the staff and avoid the disruption which comes with staff turnover, I would like to bring a proposal to the next regular meeting of the Board (Thursday, October 12), that addresses vacation time and health benefits for our staff, including those who are part time.
- City Commission Elections are May 9. Early voting is from May 1-6. Absentee ballots are available now on line or by calling the Sarasota County Elections Office.
- The DSCA is hosting a Candidates Forum with the AIA Florida Gulf Coast Chapter and Downtown Sarasota Alliance on April 20 from 5:30 TO 8:00 P.M. The Francis, 1289 N. Palm Ave. Anyone is welcome to attend.

The Savoy on Palm Condominium Association, Inc. Building Manager's Report

- There have been no major mechanical breakdowns to report since the last Board Meeting. I have been doing routine maintenance and system testing and inspections as required.
- The annual testing has been completed on the backflow preventers for the domestic water and the fire sprinkler system for the building. There are some minor repairs that need to be completed to the small 3/4" bypass line on the fire sprinkler system I am still waiting on a proposal for the repair.
- We have had a lot of trouble recently with the combination lock on the back gate either not opening properly or not locking. I have tried to clean and lubricate the internal parts, but it has only slightly helped. I have ordered a replacement lock, and it should be here next week.
- The car washing service is being utilized every other week, and we have not had any problems that I am aware of. We have 4 owners currently using the service (8 cars total). I did have an owner who stated that they did not think that the car washing should be allowed in front of the building, but other than that person, we have not received any other complaints.
- The post tension cable project is wrapping up on the north side of the building. They are working on cleaning up and uncovering the windows, and hope to begin painting tomorrow. They have already begun working on the back side of the building, and once the north side is completely finished, they will be working on the south side and the east side of the building at the same time.