

Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting
May 3, 2007
Minutes

The Board of Director's Meeting was held May 3, 2007, on the Third Floor of the Savoy on Palm Condominium Association at 401 South Palm Avenue, Sarasota, FL 34236 in accordance with Proper Proof of Notice. The Directors present were Peter Fanning, George Hawley, Wayne Ruben, Morton Siegel and Robert Lindeman. Thomas Richardson and Suzanne Peck were present representing Beth Callans Management Corporation.

Call to Order

Mr. Fanning called the meeting to order at 4:05P.M.

Confirmation of Proper Proof of Notice

Mr. Richardson stated that Proper Proof of Notice was posted according to Florida Statute.

Determination of a Quorum

Mr. Fanning stated that a quorum was established with all five Board members present.

Special Guest Presentation

Mr. Fanning introduced Mr. Sam Chavers from Marina Jack who gave a presentation to the owners about the proposed Mooring Field at Bayfront Park. Mr. Chavers had a visual plan which showed there would be 100 moorings available. There would be a charge for the moorings, a few would be for transient boaters and the Sarasota Marine Patrol would assist with security in the area. Marina Jack has applied for a license to operate the moorings and will do so out of their present offices. Mr. Chavers fielded several questions from the owners.

Reading and Approval of Minutes

Mr. Fanning motioned for a waiver of the reading of the minutes and approval of the minutes for the April 5, 2007 Board of Directors Meeting. Mr. Siegel duly seconded the motion and the motion carried unanimously.

Treasurer's Report

Mr. Siegel reported that the developer's financial audit had been completed for the period June 29, 2006 through January 31, 2007. He had reviewed it with Mr. Richardson and there was further clarification needed in certain areas. It appeared that the Association owed Floria, LLC money for pre-paid expenses on behalf of the Association as funds were not available at the time payment was due.

Mr. Siegel reported that the March financial statement had been received and reviewed. Mr. Richardson clarified some line item expenditures.

President's Report

Mr. Fanning gave a report of the following:

1. Renovations and Construction Approvals
Residents must submit renovation plans to an Architectural Review Committee, to be formed by Mr. Fanning, and submitted to the Board for approval. This would include

renovations that would inconvenience other owners, potentially compromise the requirements found in the Association Documents. All contractors must submit proof of liability insurance, workman compensation and an occupational license. Any work being completed within a unit must be permitted by the City of Sarasota if so required. Contractors should be given the Association Rules and Regulations for Contractors and the concierge should review it with them, highlighting areas such as parking, ingress / egress, staging areas and other pertinent information.

The Penthouse renovations to Unit 1102 were approved by Liz Breuer, as President of Wallenberg Development Company, Inc. and President of the Savoy on Palm Condominium Association, Inc. in the Fall of 2006. All permits have been properly secured and the Association has the necessary paperwork. No further action was requested by the Board.

2. Garage Doors and Floors

Mr. Fanning discussed fact that a number of owners had mentioned the dirt on their garage doors as well as the extremely dirty floors of both the first and second garage level. Discussion ensued as to Turner Construction responsibility and the fact that the Beth Callans Management staff needed to place more emphasis on cleaning the area on a regular basis.

3. Natural Gas Payments by Owners

Beth Callans Management took readings of the unit owner gas meters in April and was doing it again for May. The first reading indicated that the meters were either tested or not necessarily set a zero, as some units that do not have gas appliances show a small reading. It was proposed that the Association would take care of the the first 10 Therms of use and that monthly readings would be taken to ensure that nothing was out of line. At the end of June, the gas meter readings will be reviewed and bills sent to owners for reimbursement to the Association for personal usage.

4. AEDs for the Savoy

Mr. Lindeman had received pricing for two defibrillators for the Association which would cost the approximately \$4900. One would be located at the concierge desk and one in the Fitness Room. There was discussion and it was determined that Mr. Lindeman should initially order one unit at this time.

5. Car Washing

Mr. Fanning suggested that car washing might be considered by professional detailers and that they be required to carry liability insurance and workers compensation. Discussion followed and it was determined that washing vehicles was not permitted on the property.

Committee Reports:

Facilities Committee – Dina Lareau

Ms. Lareau reported on the progress of the Facilities Committee. There were several recommendations to the Board of Directors. The Board of Directors approved a Health Club Waiver be signed by all owners and guests and be kept on file at the Concierge Desk; that Concierge Desk coverage be extended until 9:00 P.M.; that Thanksgiving be added as a Holiday to the Guest Suite Program and that other expenses be submitted to the Finance Committee for consideration. Ms

Lareau submitted her report and it was accepted by the Board of Directors and entered as part of the minutes.

The Landscape Committee Report was submitted to the Board and accepted as part of the minutes. A brief overview of the report was given to the Board.

Rules & Procedures Committee – Marge Mesirov and/or Jane Baisley

Updates to the Rules and Regulations were reviewed and their report accepted by the Board of Directors. Mr. Fanning would review the final copy and distribute it to all owners.

Life/Safety Committee – Mr. George Hawley

Mr. Hawley created and presented a video demonstration regarding the Emergency Operations Plan for the Savoy. He followed this presentation with another video demonstration on a Hurricane Preparedness Plan. Both of these Plans would be available for owners on the Savoy on Palm website and would become part of the Savoy on Palm User Manual.

Mr. Doery had found a company that can service the generator for refueling. He was still gathering information regarding extra fuel tank(s) to operate the Savoy for a five day period. Mr. Doery reported that he was obtaining proposals for a water conditioning system for the building and comparing the cost of a master system versus individual unit systems.

Mr. Hawley submitted a Life Safety Committee Report which was accepted by the Board of Directors as part of the minutes.

Turnover Completion Committee – Wayne Ruben

Mr. Ruben reported that Crain Engineering was progressing as expected with the engineering report on the building. It was important that owners and management forward information to Mr. Ruben that should be included in the Crain Report. Mr. Crain had reviewed warranty situations that had been sent to Turner Construction and would be evaluating the conditions in one or two units.

Mr. Ruben stated that Ms. Breuer had contacted the architects to propose a solution for the northwest second floor garage opening. The response she had received was very expensive and an alternate solution was being sought.

Mr. Ruben commented that he was pleased with the cooperation from Jeff Hole in resolving many of the punch list items with Turner Construction. Mr. Hole was putting together a list of turnover documents still needed from Turner Construction. Jeff Hole had submitted an Architectural Folder Index that would identify the location of various details.

Budget/Finance Committee – Nancy Lindeman

Ms. Lindeman reported that the committee needed to review the financial statement in detail with Beth Callans Management and project the financial status of the Association over the next eight months. The Committee would review other areas of suggested expenditures including a full time maintenance person.

Social/Communications Committee

Mr. Fanning was still in the process of recruiting residents for the committee.

Grievance/Compliance Committee

No report at this time.

Beth Callans Management Report

Mr. Richardson reported that Ms. Breuer had reordered the part for the camera entry system and it arrived. Comcast was being contacted to install the two parts required for operation of the system and then the unit owners would be able to view visitors at the entrance to the building from their television.

Mr. Richardson commented that the Association had purchased a cellular phone that would enable Jim Tryner to spend more time on necessary maintenance of the building and remain in contact with the front office operation.

Mr. Richardson stated that he and Mr. Hawley had reviewed several contracts for equipment service and there were questions yet to be answered. Mr. Richardson would follow up and have the contracts for approval at the next Board Meeting.

Mr. Richardson was happy to report that the Key FOBs were operational in all elevators.

Ms. Breuer, Jeff Hole and Mr. Richardson were sorting through the AES bill to ascertain what parties were responsible for the various charges that had been billed to the Association. Some of the charges for AES service calls were the result of owner contractors.

Mr. Richardson noted that Arisleydis, the common area housekeeper, was taking a ten day unpaid leave of absence to visit family in Cuba. Beth Callans Management would have someone to replace her for the time she was away.

Old Business

Mr. Fanning requested that the garage gates be closed at all times to improve security of the building. Security was a big issue at the Savoy on Palm and everyone needed to be vigilant. Beth Callans Management was to frequently check doors that were being blocked open and make sure they were properly secured.

New Business

There was no new business at this time.

Owners Comments

Several comments were made on the following topics:

- Security of the building, including the Burns Court gate, the north and south gates at the front of the building.
- The pool service company was not doing their job. Mr. Roe had spent time with the pool company yet pool conditions were erratic and unacceptable. Jim Tryner needed to oversee the maintenance service contract and check the pool more frequently.

- Mr. Elden discussed lighting and energy savings. Several lights were still burned out, Aladdin Ward needed to effect repairs to the lighting system and lighting at the front of the building was very dim. Several suggestions were made to reduce energy costs.
- Stairway keys were a problem. The doors had been re-keyed; however some unit doors had been put on the same master key system and had to be changed. No keys were to be released. The Association still did not have a key to the front door. ABC was being contacted to set up a proper key system for the property.
- Common areas were in need of cleaning, particularly the storage areas, generator room, garage and stairways. Mr. Richardson was to follow up with Jim Tryner.

Adjournment

There being no further business before this Board, the meeting was adjourned at 6:15PM.

Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation