

Savoy on Palm Condominium Association, Inc.
Emergency Board of Directors Meeting
July 19, 2007 Minutes

The Emergency Board of Directors Meeting was held July 19, 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 and Wayne Ruben; Morton Siegel and George Hawley were present via teleconference call. Thomas Richardson was present via teleconference representing Beth Callans Management Corporation. Jim Ward was present via teleconference representing Cortez Heating and Air Conditioning.

Call to Order

Mr. Fanning called the meeting to order at 12:10.

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 noted that a quorum was established.

Heating, Ventilating & Air Conditioning System Deficiencies

Mr. Fanning reported that the Emergency Board Meeting was called due to deficiencies reported by Cortez Heating and Air Conditioning who was recently contracted to maintain the common area air conditioning, Anon and ventilating systems. Cortez technicians initially discovered that the inner coils of the air conditioning units were unusually dirty and had contacted Mr. Richardson to obtain permission to clean the coils at a cost of \$2500. Jim Ward explained to Mr. Richardson that the inner coils are not included in the contract as it is very rare for them to ever need to be cleaned. Upon further investigation, Mr. Hardy informed Mr. Richardson that they had discovered several other installation deficiencies. Mr. Richardson had contacted Mr. Fanning and this Board Meeting was called. Cortez refused to move forward with any further maintenance to the system without proper documentation.

Mr. Ward presented the Board of Directors and owners present the findings after two to three days of inspection and documentation of the systems. The Board of Directors, after a great deal of discussion, voted to 1) authorize Cortez to provide to the Board a full written assessment of the situation with photographs and narrative and 2) clean and service all common area air conditioning systems. Among the alleged deficiencies found by Cortez technicians were the absence of oil traps at each compressor; excessively long runs of piping from compressors to air handler units; and failure of proper drain pan and filter installation.

Mr. Ruben made the motion to authorize the expenditure of \$4,000 to obtain the written and photographic documentation of the air conditioning systems from Cortez Heating and Air Conditioning; it was duly seconded by Mr. Siegel and the motion carried unanimously. Mr. Fanning made a motion to authorize the cleaning of the coils for a total cost of \$2500; it was duly seconded by Mr. Ruben and the motion carried unanimously. Mr. Fanning indicated that the cost would be taken out of the funds the owners raised for transition expenses and hopefully recovered from the developer or contractor at a future date.

The Board of Directors thanked Mr. Ward for his participation in the meeting and continued the meeting. Mr. Hawley volunteered to draft two letters to be sent to the Developer and Contractor requesting documentation in the form of design schematics, blue prints or other plans showing the systems and their component parts that are in question, along with written confirmation that these systems have been designed and installed in accordance with industry and manufacturer's standards; and that such installation will not void any provisions or guarantees provided in the warranties issued by TRANE or any other manufacturer of equipment used in these systems. Based on this information being received in a timely fashion, the Board may seek direct response from Trane, the mechanical engineering firm that was involved in the design and oversight of the systems and the subcontractor(s) responsible for installation. In addition, the Board was providing additional information, as it is received, to the Savoy on Palm consultants at Crain Engineering and Becker & Poliakoff, the Association attorneys.

Mr. Fanning reported that the Board of Directors will continue to update the owners of the Savoy on Palm as to the progress of this situation.

Adjournment

There being no further business, Mr. Fanning motioned that the Board of Directors Meeting be adjourned at 1:10 p.m.; it was duly seconded by Mr. Ruben and the motion carried unanimously.

Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation