

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
August 16, 2007 Minutes

The Board of Directors Meeting was held August 16, 2007 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, FL 34236 in accordance with Proper Proof of Notice. The Directors present were Peter Fanning, Wayne Ruben and Morton Siegel. George Hawley and Robert Lindeman were present via teleconference call. Thomas Richardson and Chip Parmelee were present representing Beth Callans Management Corporation.

Call to Order

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

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 with all Board Members present.

Introduction of New Staff Member

Mr. Richardson introduced Kim Oswald, the new on-site maintenance supervisor for the Savoy on Palm to the Board of Directors and those members present. Mr. Richardson applauded Mr. Oswald's progress and completion of several projects over the previous three weeks. He stated that Mr. Oswald was reporting weekly what work was being accomplished and the report was available at the Concierge Desk. Mr. Richardson commented that Jim Tryner had been transferred to another property and would remain available for consultation should the need arise. Mr. Fanning stated that the Association was glad to welcome Mr. Oswald.

Reading and Approval of Minutes

Mr. Fanning asked for a motion to waive the reading of and to approve the minutes for May 3, 2007, June 7, 2007 and June 19, 2007. Mr. Siegel made the motion and Mr. Ruben duly seconded the motion and the motion carried unanimously.

Treasurers' Report

Mr. Siegel reported that the Association was approximately \$24,970 under budget and in good financial condition.

Mr. Richardson commented that the Wind Mitigation form had been received from Mr. Crain and was submitted to Brown & Brown who would forward it to Citizens Insurance.

President's Report

Mr. Fanning reported that the formal Chapter 558 Notice of Claim had been filed by the Association's law firm, Becker and Poliakoff with the Developer and Contractor. The notice informed the Developer and Contractor of the Association's outstanding claims with regard to completion of construction of the Savoy on Palm Condominium. The Developer has seventy-five (75) days to respond to the claims made. The Association included as support for its claims the findings of Crain Construction Consulting firm's report, the Cortez Heating and Air Conditioning Company's Report and the Savoy on Palm Facilities Committee Updated Punch List contained in a Memo from the Committee to the Savoy on Palm Turnover Committee of August 15, 2007.

Committee Reports

Turnover Committee Report – Wayne Ruben

Mr. Ruben stated that the Committee had met with the Developer and Turner Construction earlier in the day and he thought the meeting had gone quite well. There seemed to be a receptive mood from both the Developer and Turner Construction. Turner Construction stated they would respond as quickly as possible. Mr. Ruben stated that Turner Construction had 50 days to respond as per Florida Statute.

Facilities Committee

Ms. Lareau reported that the Facilities Committee had compiled an updated punch list which was forwarded to the Turnover Committee on August 15, 2007.

Ms. Lareau mentioned that several residents had inquired as to a location for car washing and other items such as screens and outdoor furniture. There was an area by the pool equipment where landscaping gravel would be placed and where small items could be washed. However, Ms. Lareau requested the Board consider a location for washing cars and the Board agreed to undertake this task.

Rules & Procedures Committee

Mr. Fanning communicated the recommendations received from the Rules Committee in the absence of Marge Mesirov, the Committee's Chair. Two items of clarification were recommended and approved by the Board of Directors:

1. There will be two drawings held for use of the Club Room and Kitchen for the Passover Holiday. One drawing will be for the first night and another for the second night of Passover, as people hold Seders on both nights.
2. There will be one drawing for the Easter Holiday and the winner may select any seven (7) day period inclusive of Easter Sunday; e.g., the winner might want the period from the Thursday before Easter to the Wednesday after Easter; or Saturday to Saturday, etc.

Life Safety Committee

Mr. Doery spoke on behalf of the Life Safety Committee and informed the Board that he had received three bids for adding a fuel tank to the generator system to extend the hours of operation currently available in an extended emergency situation. The Board asked Mr. Doery

to bring his final recommendation with more information pertaining to the tank location, permitting issues, final costs and any other pertinent data to the next Board meeting.

Mr. Doery noted for clarification that the Board was speaking with the Developer about the necessity by statute for an additional tank and the subject is part of the Chapter 558 process.

Other areas that are part of the Chapter 558 process are:

1. Water from rainstorms that run past the Canopy over the front entrance;
2. Driveway damage and staining;
3. Drain spouts or other diverters to prevent scarring and staining of the building from draining of rainwater through the balcony weep holes.

Mr. Fanning commented that Mr. Richardson and Kim Oswald had pointed out the water seepage into the building at the northeast corner of the first floor garage that resulted from the testing of the fire sprinkler system. This water problem was part of the Turnover Committee Report to the Developer and Turner Construction.

Social Committee

There was no report at this time.

Grievance Committee

Mr. Siegel stated there was no further action to report at this time.

Beth Callans Management Report

Staffing

Mr. Richardson commented that Kim Oswald would be responsible for all maintenance and custodial / housekeeping for the Savoy on Palm. He noted that Juan Garcia was employed as the full time custodian / housekeeper and that Arisleydis and Mike had been reassigned to other properties.

Mr. Parmelee of Beth Callans Management announced that Mr. Richardson was being transferred to Beau Ciel Condominium as the property manager. This would be effective toward the end of the month. Mr. Richardson stated he was proud to have had the opportunity to work with both the Developer and the unit owners and he applauded the members for their active participation in the Association. Mr. Richardson commented that he would be available to assist with the transition of portfolio managers. Gary Glass was chosen by Beth Callans Management to be the new portfolio manager.

Maintenance Report

Mr. Richardson reviewed some of the projects that Kim Oswald had completed and what projects were still in progress. He commented that Mr. Oswald would complete a weekly report and that it would be available at the concierge desk if anyone wished to review it. Mr. Richardson asked that any common area work which owner's saw that needed to be done please be so noted on a work order available at the Concierge Desk and that Mr. Oswald would prioritize all work accordingly.

Status of Contracts

Mr. Richardson noted that the Landscaping contract was to expire in September and that proposals were being solicited. The Fire Alarm Contract with AES was due for renewal; however, AES had yet to perform their annual maintenance and were scheduled to do so August 20, 2007.

Approval of Window Washing Contract

Mr. Richardson stated that the Window Washing Contract was one of the last to be approved by the Board of Directors. The Board had deferred the contract approval until later in the year; however, Mr. Richardson commented that some of the common area glass was in need of cleaning since the start of the rainy season. Three proposals were presented and the Board approved the bid by Dutchman Window Cleaning Service to be done on a quarterly basis for approximately \$4500.

Billing of Gas to Units

Mr. Richardson reported that the gas bills were not mailed yet as the conversion formula for the billing was not correct. He had been in touch with TECO, however they had been of little assistance to date. Mr. Doery volunteered to assist.

AES Billing

Mr. Richardson stated that Liz Breuer had credited the Tanenbaum's for the \$360 she had paid to AES. Therefore, the Association has received three owner credits from the Developer which have been deducted from the amount the Association was to reimburse Floria. Mr. Richardson indicated that another bill had been incurred by the Tanenbaum's contractor and that a revised invoice would be sent to the Tanenbaum Trust.

Old Business

Mr. Fanning submitted a letter to Mr. Richardson that was to be mailed to the owner's relative to the Special Assessment. Mr. Richardson would put the letter on letterhead and have Mr. Fanning review it prior to it being mailed with statements.

New Business

There was no new business at this time.

Adjournment

There being no further business, Mr. Fanning motioned that the Board of Directors Meeting be adjourned at 6:10 p.m.; it was duly seconded by Mr. Ruben and the motion carried unanimously.
Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation