

Savoy on Palm Condominium Association, Inc.
Board of Directors Meeting
January 10, 2007
Minutes

The Board of Director's Meeting was held January 10, 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 Liz Breuer, Sharon Hewitt and Morton Siegel. Jeff Hole was present representing the Developer and Thomas Richardson and Suzanne Peck were present representing Beth Callans Management Corporation.

Call to Order

Ms. Breuer called the meeting to order at 4:00P.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

Ms. Breuer stated that a quorum was established with all Board Directors present.

Approval of Minutes

Ms. Breuer asked if there was a motion to waive the reading of the minutes of the December 5, 2006 Board of Directors Meeting. Mr. Siegel motioned to waive the reading of the minutes and the motion was duly seconded by Ms Hewitt. The motion carried unanimously.

Treasurer's Report

The report was given by Mr. Siegel with clarification by Mr. Richardson. Year to date income for the period ending 11/30/06 was \$179,941.79 and expenses were \$114,990.21.

Ms. Breuer stated that she was in discussion with Turner Construction regarding the electric bill in 2006. Some unit owners did not change the billing immediately after closing and the electric was not put into the Association name until November 1, 2006. Thus, Turner has billed Floria for the house meters and unit owners usage since temporary certificate of occupancies were received on the units/common areas. Ms. Breuer was reviewing these charges for applicability to the Association. There was discussion from the floor and Mr. Siegel requested reconciliation of the electric bill to the extent that Turner Construction or the developer was responsible.

President's Report

Ms. Breuer reported that the Turnover Meeting is scheduled for January 31, 2007

Ms. Breuer commented that at the last Board of Directors Meeting the number of Directors on the Board was expanded from three (3) to five (5) members. An Amendment to the Association Documents was approved; however, the procedure required the signatures of all unit owners to be legal. Please stop at the Concierge Desk to sign the legal document if you have not already done so.

At turnover, 17 parking spaces, that have been rented, will revert back to the Church. Ms. Breuer will look into extending that deadline; however, the Association may want to speak with the Episcopal Church to continue renting space for the Association needs.

Ms. Breuer stated that Floria, LLC was offering to give the Association \$1500 for plant replacement for annuals at the front entrance.

Ms. Breuer stated that the last unit, Unit 602, has been sold and is expected to close on February 6, 2007.

Ms. Breuer turned the meeting over to Bill Criswell, V.P. of Turner Construction, for an update on construction of the building. Mr. Criswell said that a final certification by the architect and the engineer for substantial completion was made on December 22, 2006 and that they expected a Certificate of Occupancy for the building next week. Mr. Criswell made it clear that although Turner would be closing out their permits at turnover, they would still be involved in "punching out" the list of things still to be done. Turner has moved out of unit 602 and has relocated their offices to Pineapple Street. They will start the "punch out" of 602 the week of January 15.

Updates:

- The Senior Vice President of Turner Construction met with Mr. Ruben and Mr. Siegel to review the concerns and completion of the building.
- Work on the beam is complete and the garage doors for PHB will be replaced starting January 10, 2007.
- Seal coating of the 2nd floor garage to start January 22, 2007. Ms. Breuer stated she would contact the Church to determine if their parking lot would be available while the garage is being completed. Mr. Criswell said the 2nd floor garage would be closed for approximately one week. Three coats of sealant were necessary. Mr. Criswell stated that the developer purchased coating for the 2nd floor only. There was discussion concerning sealing the 1st floor garage common area and Mr. Siegel stated that the owners expected the floor to be returned to its original condition at a minimum. Questions were asked about the status of cleaning garage doors, walls, pipes and ceilings as well as potential water intrusion into storage areas. Mr. Criswell stated that the walls and ceilings were not specifically addressed but that he presumed the company would need to remove the loose dirt to prevent problems in sealing the floor. Beth Callans Management was to notice owners concerning parking arrangements.
- Starting Friday, January 19, 2007, Turner will be going to each unit to determine what still needs to be completed. Mr. Criswell said he would send a schedule to Management; management would coordinate appointments with the owners.
- Trainer Glass will inspect and reinstall all door handles, where necessary, starting the week of January 15, 2007.
- The dumpster will be removed at turnover. Owners and their contractors will be responsible for construction trash. Beth Callans Management was to investigate the cost of a 20 yard dumpster for contractor use. This will be on the agenda for the January

31, 2007 Turnover Meeting. Beth Callans Management was to establish a protocol and location for a staging area for contractors for unfinished units.

- The elevator security system had to have an additional circuit. The key Fob's are expected to be activated by January 26, 2007.
- A demonstration of the dimming system for common area lighting was to be scheduled with the management staff and a videotape provided to the Association.
- Mr. Criswell stated he would create a report of deficiencies and would copy Management as to the status. He stated that the goal of Turner Construction was to complete all punch lists by turnover.
- The stairway towers have been re-keyed
- Painting was being completed in the common area restrooms and pool area.
- The up-lights for the front entrance have been shipped and should be installed by the end of the month.
- Mr. Criswell stated that repair work has begun on the pavers.
- Tree grates were to be installed by January 26, 2007.
- O & M Manuals as to how to operate the building and all certificates were to be delivered to the Association prior to turnover.

Developer's Report

Mr. Hole stated that Beth Callans Management was to obtain a list of garage doors that needed to be cleaned to repaired and a list of keys needed for garage doors.

Mr. Hole stated that Turner was to clean windows and sliding glass doors and would then address any glass issues. Floria was to follow up with Turner on this scope of work. This would be put in writing and Beth Callans Management was to follow up.

Management Company Report

Mr. Richardson reported that Management is pursuing the street parking situation with the Mayors office.

Mr. Richardson stated that one or two owners had temporarily donated cooking utensils for the grill. The Association would be purchasing necessary utensils and equipment for that area. He stated that it would be helpful if owners would brush the grill after use while the grill was still hot. This would save on the amount of gas used and keep the grill in good shape. The staff would check the grill on a daily basis.

Management was asked to get a 911 call only phone in the exercise room and to establish a protocol for medical emergencies.

Management was directed to purchase a white board sign for Guest Suite parking and notice name and arrival – departure dates. At other times, the owners or their guests would be able to utilize that parking space.

Committee reports:

Facilities Committee:

Ms. Dina LaReau said she would be sending out another email asking for volunteers for sub committees. Ms. LaReau's report is attached and shall become part of the minutes thereof.

Turnover Committee:

Mr. Wayne Ruben reported that Crane Consulting had been retained to do a forensic study on the entire building (excluding units).

He reported that Attorney Kevin Edwards has been retained on a case by case basis to be the Associations turnover counsel.

Mr. Ruben explained that turnover is mandatory under Florida law but that turnover does not affect the fiduciary responsibility of either the Developer or Turner Construction. The Association does not waive any of its rights.

Budget Committee:

Ms. Nancy Lindeman, chairperson for the Budget Committee, presented the proposed 2007 Budget to the Board of Directors. Several line items were discussed and Mr. Siegel motioned that the 2007 Budget be received by the Board of Directors, that it be distributed via proper notice to the members and that the budget meeting would be incorporated into the Turnover Meeting and the 2007 Budget voted upon by the new Board of Directors. Sharon Hewitt duly seconded the motion and it carried unanimously. Mr. Richardson stated the proposed budget and Notice of Budget Meeting was to be mailed to all owners by January 15, 2007.

Old Business:

Property Keys:

This was discussed by Mr. Criswell earlier in the meeting.

Landscaping:

The Developer will contribute \$1500 toward plantings for the front of the building. Turner Tree and Landscaping is finished and Commercial Landscape has already taken over the landscape maintenance. Part of the landscaping punch list is to install tree grates. Wayne Ruben was to obtain a report from Turner Tree regarding the Sago Palms.

Unit Security Systems

Ms. Breuer stated that the installation of the unit security system was still in progress.

New Business

Ms. Breuer stated that Floria retained the services of IBA Consultants as an expert independent consultant to address all potential building envelope water intrusion issues, including roofing, waterproofing, stucco and glazing. IBA issued reports regarding their findings and Ms. Breuer stated she would turn those reports over to the Association.

Mr. Richardson was requested to verify that the insurance company had taken into account the wind tunnel study on the Building that was commissioned by Floria as it should assist in lowering insurance rates. Ms. Breuer commented that she thought that had been taken into account.

Mr. Richardson commented that Beth Callans Management was following up concerning wind damage claims that had developed as a result of the freak storm that took place on Christmas Day. The \$1000 deductible might not be worth filing a claim; Mr. Richardson was to get more cost information to determine total extent of damage.

Owners Comments

Ms. LaReau noted that there would be an owners' party following the Turnover Meeting and that the Developer team was invited.

Adjournment

There being no further business, Ms. Breuer motioned that the meeting be adjourned at 6:30 pm. Mr. Siegel duly seconded the motion and the vote to adjourn was unanimous.

Respectfully Submitted,

Thomas L. Richardson, LCAM
Beth Callans Management Corporation