

**SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.**  
**SPECIAL BOARD OF DIRECTORS MEETING MINUTES**  
**September 9, 2009**  
*FINAL*

**Call to Order:** The Special Board of Directors Meeting was held September 9, 2009 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, Florida 34236. President, Mrs. Gross called the meeting to order at 2:09 pm.

**Determination of a Quorum:** Board members present were Mrs. Gross, Mr. Lindeman, Mr. Siegel and Mr. Ruben. Mr. Roe was present by phone. Representing Beth Callans Management was Neil Fleet.

**Proper Proof of Notice:** Proper proof of notice was established in accordance with the Condominium documents and Florida Statutes.

**Order of Business:**

Mrs. Gross explained to the owners present why this Special Board Meeting had been called. She informed the owners that Mr. Ruben would be presenting the recommendations of the Turnover Committee and Mr. Siegel would be reporting on the terms of the settlement with the Developer.

1. Mr. Siegel presented the prepared package of documents detailing the settlement with Floria and Liz Breuer (a copy of this package is available for owners at the concierge desk). The package included: recitation of recommendations:
  - Schedule of items that compromise settlement;
  - Settlement Agreement; Release for Floria and Liz Brewer;
  - Letter detailing items to be completed that are currently in progress;
  - Letter of opinion from counsel; Turnover NOT released;
  - Final Report from Crane Consulting.

A summary of the settlement included the twenty-four (24) items that are specific with a settlement amount of \$59,232 to address and \$40,029 for non-specific items. This is a total of \$99,261. Liz Breuer spent \$9,536. for the repair, irrigation and landscaping of four planter bowls. This amount is deducted from the total bringing the total settlement due from Floria to \$89,725. The Turnover Committee recommended approval.

2. Mr. Ruben reported that the Turnover Committee had been working over the past four (4) years on the issues. He recapped the history and current status for the owners. The Turnover Committee recommended using the funds for the following projects:
  - Paint the garage at a cost of \$30,137;
  - Purchase a machine to use to keep the garage floor clean at a cost of \$7450;
  - To enable car washing install a floor drain and sink in the guest parking area on the first floor at a cost of \$2500;
  - Restore the Elevator Cabs at a cost of \$2495;

- Install 2<sup>nd</sup> floor garage gates at a cost of \$1575 for the plans and \$12,652 for the gates;
- Replace the carpet in the office at a cost of \$600;
- Replace the keypad screen at a cost of \$600.

The total is \$58,009 with a contingency fund of \$1716 for the listed work. This would leave \$30,000 to be turned over to the Savoy Association from the settlement.

Mr. Siegel thanked all members of the Turnover Committee (Mrs. Gross, Mr. Roe, Mr. Ruben, Mr. Fanning and Mr. Siegel) for all their hard work..

Mr. Siegel made a *motion* to accept the recommendations of the Turnover Committee for settlement and release of Floria and Liz Brewer, on the condition that any outstanding issues are resolved (the stated parking lot runoff on the north side of the property). In addition, the *motion* included approval of the use of the settlement funds as detailed by Mr. Ruben. Mr. Lindeman seconded the motion. *The motion passed unanimously.*

Mr. Roe reported that the turnover committee has paid \$53,680 for Crain Construction and \$62,207 for in attorney fees in order to reach resolution of outstanding issues. These monies were reported as well spent since an estimated over \$300,000 of labor and materials have been provided by the builder, Turner Construction.

Mr. Lindeman expressed concerns of outstanding issues between Turner and Floria. Mr. Siegel reminded the Board that this release does not include Turner Construction for any outstanding 558 claims. A discussion followed. Mr. Ruben made a *motion* to sign the releases and all agreements in the settlement for Floria and Liz Brewer, seconded by Mr. Roe. *The motion passed unanimously.*

#### **New Business:**

Reserve Study - Mrs. Gross reported that the Reserve Study had not yet been received and expressed concern about having sufficient Reserve Funds. A discussion on this followed between Board Members and owners.

Elevator Maintenance Agreement - Mrs. Gross reported on the progress of the negotiations with Schindler Elevator by Mr. Siegel and Mrs. Gross. Work that still needed to be completed by Schindler included: 4 pit signs updated; plates installed at the ends of the counter weights. The approximate annual cost for the maintenance agreement with Schindler would be approximately \$24,000. 24 hour/7 day/365 days a year service would be included in the contract. Price adjustments would be capped during the contract. All replacement parts would be at Schindler's discount price. Mrs. Gross and Mr. Siegel will report on the final contract bid from Schindler at the October Board Meeting.

#### **Owners Comments:**

An owner thanked the Board and Turnover Committee for their hard work.

**Adjournment:**

A duly seconded *motion* was made by Mrs. Gross to adjourn the meeting at 3:05M.  
*Motion passed unanimously.*

**Next Board Meeting Date** – October 15, 2009 at 4PM.

Respectfully Submitted,

Neil Fleet, LCAM  
Property Manager  
Beth Callans Management Corporation