

The Savoy On Palm Condominium Association, Inc.
Board of Directors Meeting Minutes

November 17, 2011

Call to Order: The Savoy on Palm Board of Directors Meeting was held on November 17, 2011 on the Third Floor of The Savoy on Palm Condominium at 401 South Palm Ave, Sarasota, Florida 34236. The meeting was called to order by Lynne Gross at 3:10 p.m.

Determination of a Quorum: Board Members present were Lynne Gross, Nancy Lindeman, Bill Roe, Mort Siegel, and Wayne Ruben. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Bill Roe) To approve the minutes of the October 20, 2011 Board Meeting. Motion seconded by Nancy Lindeman, motion passed unanimously.

President's Report: Mrs. Gross presented the attached report.

Treasurer's Report: Bill Roe requested to defer his report until the Annual Meeting following the Board Meeting.

Building Manager's Report: Mrs. Gross reported that Bill Veal who is serving as building manager, maintenance manager, secretary, and helping run the Annual Meeting, does not have a report today, but he did have a very lengthy report that he reported at the October Board Meeting and that report is available on The Savoy's website.

Facility Committee Report: Dina LaReau presented the attached report.

A recommendation was made to the Board that it take no further action in rekeying the Savoy, but rather send a written notice to all owners that it is their responsibility to make sure that their front door should be on the Master Key System at all times (even after the owner may find it necessary or desirable to change locks), and that a copy of all other keys for doors not on the Master System be given to Bill Veal for secure maintenance in case of emergencies. Additionally, it should be clearly stated that any damage caused to a unit owner's property during an emergency that makes it necessary for an agent of the Savoy or emergency personnel to gain entrance to an owner's property that is not in compliance with this key policy, is the sole responsibility of the owner and not The Savoy Association.

A recommendation was made to the Board that they should proceed with the purchase of a recumbent bicycle and that it authorize Bill Veal to work with a fitness company, such as Gym Source, to develop a "Vision" plan for the fitness center that will guide the replacement of equipment over the next several years.

A recommendation was made that the Board authorize Bill Veal to contact one or more lighting companies/contractors to develop a lighting plan for the front entrance as well as for the Northeast gate at the rear of the building.

A recommendation was made that the Board return the lighting system that it approved after multiple meetings and actions taken by the Savoy's previous Committees and the Board as sited in the minutes referred to in the Facility Committee report.

A recommendation was made that the Board remind owners that if they want to change any conditions to the Savoy, they approach the Facilities Committee and/or the Board rather than giving direct instructions to Bill Veal.

2. **MOTION** – (Nancy Lindeman) Purchase a recumbent bike for replacement of the stair master in the workout room. Seconded by Mort Siegel. The Board ensued in a lengthy discussion on the purchase of the equipment and what type of bicycle should be purchased. Motion passed 3 in favor, 2 opposed.
3. **MOTION** – (Lynne Gross) Have Bill Veal and the Facility Committee work with a fitness company or companies to develop a short term, and long term plan for the fitness center. The plan should be brought to the Board Meeting in February 2012, at which time the Board will review the plan before any other equipment is purchased other than a recumbent bicycle. Seconded by Bill Roe. After a lengthy discussion amongst the Board, Motion passed unanimously.
4. **MOTION** – (Lynne Gross) To restore the garage lighting plan to what was recommended by the Life Safety Committee, and approved by the Board in 2008, which would shut off every other light in the first and second floor garage. Seconded by Bill Roe. After a lengthy discussion amongst the Board, Motion failed unanimously.

Finance Committee Report: Bill Roe presented the attached report.

Civic Activity Reports:

- Sarasota Zoning Issues – Jerry Elden gave an update on the South Palm Overlay Districts and said that all progress that was being made has stopped, and there is no new progress to report at this time.
- DSCA & DSA – Peter Fanning presented the attached report.

Social Committee Report: Betsy Cole reported that the committee has disbanded, due to lack of interest, but we do want to encourage all of the owners at The Savoy to have inclusive parties, with your own ideas. Lynne Gross thanked the committee for all of their past participation.

Old Business:

- Safety – Unit owner keys “keyed to master”
 - o Lynne Gross agrees with the Facility Committee recommendation. She does not believe there is a safety issue with the keying of the building. If a unit owner has a key that is not in the office, Bill Veal will contact each owner individually and request a key to be kept in the office key box. Lynne Gross also reminded everyone that if they do have their front door re-keyed, that they should also have it keyed to the master key, and there are a couple of reasons for this. The master key is kept in a lock box located outside at the front entrance of the building. When the Fire Dept. or EMS arrive they get the master key from the lock box in order to gain entry into your unit. If they can't open your front door with the master key, or your door entry code (some units have an electronic locking system, those codes are also in the lock box), they will break down your door. The cost to repair any damages will be the

responsibility of the unit owner and not the Association. Lynne Gross also stated that she would send out a notice to all owners reminding them of this.

New Business:

- Fitness Room – This was addressed in a motions 2 and 3 above.
- The Savoy Website – Lynne Gross would like to transfer the Association website from the Lindeman's family server, to a server chosen by the Association.
- 5. **MOTION** – (Lynne Gross) Have Bill Veal look investigate this. If it can be done for less than \$150 per year, than proceed with starting up the new website. Seconded by Mort Siegel. Motion passed unanimously.

Owner Comments: Lynne Gross and Bob Lindeman discussed the Holiday Fund, and made recommendations based on the past as to what each owner should contribute.

Mort Siegel stated that he supports Bob Lindeman's recommendation.

Dina LaReau commented briefly about a meeting she attended for the Sarasota Historic Foundation, she asked that anyone interested in this information to let her know and she would give information on a restoration project they are currently working on.

Dick Rivera thanked the Board, Committee Chairs, & Committee Persons for the wonderful work that everyone does. He also commented that one of the things he values the most is the good spirit that we have amongst the unit owners. He also stated that the exercise room episode, maybe there are some lessons to be learned there in terms of the process in which it was handled.

Adjournment: There being no further business, the meeting was adjourned at 4:12 p.m.

The Savoy on Palm Condominium Association
President's Report
November 17, 2011

Hello and welcome back for those of you who were not here for the October Board Meeting.

First some ground rules, let us be respectful to one another. Please comment on ideas or concepts and not on people. Be careful when commenting on someone's work product. Critical comments may be taken personally. I know that as Americans we have freedom of speech. Broadcast e-mails, i.e., those sent to all of the members, expounding opinions or lobbying positions that are not carefully worded can be hurtful. This is our home. All of us want to feel safe and welcomed here. Please be respectful of one another.

We have quite a bit to cover during this meeting; therefore, I would like to hold members' or owners' input until the end. The Annual Meeting is the Member's Meeting and that will give all of you plenty of time to comment then.

Respectfully submitted,

Lynne Gross

*Facility Committee Savoy Board Report
November 17, 2011*

Members: Dina LaReau, Chair, Kim Blackmore, Bea Elden, Landscape Chair, Peter Fanning, Secretary, and Toby Kaulkin

Staff Member: Bill Veal

Old Business:

*Selection of Pool Side Clock. The Committee has selected a clock for the poolside. The Board has previously approved the purchase. The Committee asked Bill Veal to proceed with the purchase of the clock and installation.

*Rekeying additional doors at the Savoy –

Recommendation: The Committee recommends that the Board take no further action in rekeying the Savoy, but rather send a written notice to all owners that it is their responsibility to make sure that their front door should be on the Master Key System at all times (even after the owner may find it necessary or desirable to change locks), and that a copy of all other keys for doors not on the Master System be given to Bill Veal for secure maintenance in case of emergencies. Additionally, it should be clearly stated that any damage caused to a unit owner's property during an emergency that makes it necessary for an agent of the Savoy or emergency personnel to gain entrance to an owner's property that is not in compliance with this key policy, is the sole responsibility of the owner and not the Savoy Association.

*Bill Veal has reported that the Grills in the Pool Area have been fully serviced and parts replaced so that the grills are in full working order.

Fitness Room Equipment – The Chair reviewed the history that led to the Committee's recommendations regarding additional equipment for the Fitness Room. The Chair also reviewed the results of the Savoy survey as it relates to adding a stationary bicycle to replace the Stair Master. The owners recommended by a 23 – 16 preference in the survey that the Board approve the purchase of a recumbent bicycle. Lynne also suggested the possibility of replacing treadmills in recognition of their high rate of utilization and as the present ones are beginning to break down more frequently. Based on this discussion, the Committee recommends that the Board proceed with the purchase of a recumbent bicycle and that it authorize Bill Veal to work with a fitness company, such as Gym Source, to develop a "Vision" plan for the Fitness Center that will guide the purchase of new and replacement equipment over the next several years. Bill should work on the final development of this plan with the Facility Committee. Such a plan will allow for budget considerations to be made during the routine budget cycles should new or replacement equipment be recommended or needed.

New Business:

The Committee reviewed and discussed the concern brought to it by a Committee Member regarding possibly adding lighting at the front entrance of the building as it seems to be poorly lit. After discussion with Bill Veal, the Committee agreed to the following:

Recommendation: The Board authorize Bill Veal to contact one or more lighting companies/contractors to develop a lighting plan for the front entrance as well as for the Northeast gate at the rear of the building. (A prior Facilities Committee – Board Minutes of 1/22/09 – recommended lighting the Northeast gate access point, but later withdrew its recommendation to the Board when US Garage fenced off that gate and lighting became moot. With the reopening of the gate, there is again a need for the lighting.) The assessment plan should be brought back to the Facility Committee for its review and comment.

Landscaping – Bea Elden has reported that the fall flowers have been planted and mulching the beds, etc. should be completed within the next two weeks. The palm tree replacements for the Guest Suite patios have arrived, and Paradise Landscaping will be planting them soon. Bea has been working with Paradise to correct a problem with hibiscus plants in the back of the building. The Committee will ask Bea to review the plantings at poolside to determine if additional plants should be added along the south perimeter. Bill Roe brought to the attention of the Committee that the trees behind the fence are looking sickly. Bill Veal believes that might be the result of over pruning. He will consult with the landscaping company on the matter.

Garage Overhead lighting – Bill Veal was asked by an owner to return all overhead garage lighting in the first floor garage to the “on” position. Bill, in an attempt to keep systems equal, has also turned on all overhead lights in the second floor as well. The Committee reviewed the actions of the original Life Safety Committee and Board. (See Board Minutes from 2/14/08, 6/11/08, 8/14/08 and 10/16/08 on the Savoy Web Site.) The Committee recognizes from a review of the minutes cited above, that the alternate lights that were turned off still maintain sufficient light to meet City code for lighting in a commercial garage and that a savings on the Savoy’s FPL can be attributed to this action.

Recommendation: the Board return to the lighting system that it approved after multiple meetings and actions taken by the Savoy’s previous Committees and the Board as sited in the minutes referred to above.

Further, the Committee makes the following

Recommendation: The Board remind owners that if they want to change any conditions to the Savoy, they approach the Facilities Committee and/or the Board rather than giving direct instructions to Bill Veal.

Respectfully Submitted By

Dina LaReau, Facility Committee Chair

Memo

Date: November 16, 2011

To: Savoy Board of Directors

From: Bill Roe, Treasurer & Chair, Finance Committee

Subject: Information for Board and Annual Meetings-Nov 17, 2011

Attached are the following reports with applicable notations and comments for your review.

1. Treasurers Report including 10/31/2011 Balance Sheet and Operating Statement

This information may be reported at either the 3pm Board meeting or the Annual Meeting, at the direction of the President.

2. Gateway Bank- Monthly status report

3. Revised 2012 Budget with Unit calculations

The only change to the budget previously approved is the elimination of the Bike Expense as this is to be paid from Reserve monies, as directed by the Board on 10/20/2011.

As a result of the Finance Committee meeting held on 11/16/2011 and to be reported at the 3pm Board Meeting,

- 1) I will request that the Board approve the Revised 2012 Budget for submission to the owners at the Annual Meeting (Bill Veal will have copies of the Revised Budget to provide to all owners at the meeting).
- 2) I will also recommend to the Board the establishment of an Employee Management and Compensation Committee to be comprised of the President, Chair of the Finance Committee, and two other owner/members.
- 3) I will report that the following Insurances have not been included in our package of coverages:
 - i. Mold and Sewer Back-up.
 - ii. Excess Flood
 - iii. Excess Glass
- 4) Make a recommendation regarding Audited/Reviewed/Compiled statements for 2011 Year End

Savoy Board Report 11/17/11 – Downtown Happenings – Peter Fanning

STEPUP, End Homelessness in Sarasota Now

- Effort started just about a year ago.
- 5 Subcommittees formed & have been meeting periodically over the past year.
- The reports and recommendations from the 5 subcommittees are being compiled into a 10-year plan document to guide the efforts of the County which includes the city.
- The plan will be unveiled December 20th or thereabouts.
- Funding through donations, city grants and foundations has already started to be received.

City Commission approved grant funding of \$80,000 per year for the next two years to fund to teams of homeless people managed by the Salvation Army. The prototype for this program is based on a model project successfully operating in Daytona Beach, Fl. This effort will complement the efforts we have started with the Work Alternative program conducted through the courts.

On Monday night the City Commission will review its decision to eliminate grant funding for two extremely valuable programs to encourage further development of downtown (Commissioner Snyder commented that downtown is seemingly looking good and doing well and doesn't need these funds.) Completely wrong! The Community Development program supporting the efforts of non-profit organizations to make downtown a quality place to live, visit and do business; and Economic Development & Business Enhancement Program designed to assist businesses with revitalizing their businesses including improving the storefronts. Both programs are match fund programs and well monitored. Need your support, and if the Board would approve, I will send you the addresses of the City Commissioners so you can express an opinion one way or the other.

Main Street revitalization and expansion continues to proceed on schedule. The DID had an open house meeting Monday, November 14 where the improvements for Main Street were unveiled in concept drawings and descriptions. Citizen were able to make written comments about each of the 4 segments of Main Street that comprise the total project.

New Years Eve celebration downtown will be much reduced from prior years. There will not be, at this time, a Pineapple drop and Main, Lemon and State Streets will not be closed off. However, for you people who go to bed early, please be aware that Marina Jacks will have a seven minute fireworks show at midnight.

Marketing Sarasota to our friends across the country and throughout the world took a giant step forward when DID, DSCA, DSA, Chamber of Commerce and the Sarasota Visitors and Convention Bureau came together in a cooperative effort to advertise the wonders of Sarasota. For the month of November, every flight of US Airways will carry its magazine in the seat pockets with a 47 page information-advertorial. It's the largest community effort ever experienced by the airline. The Herald Tribune will also include the full 47-page supplement in its November 27th Sunday edition.

DSA Membership – If any of you would like to join the Downtown Sarasota Alliance and become involved in the many exciting activities taking place in our downtown, please see Dina who is on the Membership Committee.