

SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 17, 2011

Call to Order: The Savoy on Palm Board of Directors Meeting was held on March 17, 2011 on the Third Floor of the Savoy on Palm Condominium at 401 South Palm Avenue, Sarasota, Florida 34236. The meeting was called to order by Lynne Gross at 4:00 p.m.

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

Approval of Minutes: Corrections to the minutes of the January meeting included clarification to the Building Report to state 'refinishing of the third floor event room tables'.

MOTION

A motion was made by Mr. Roe to accept the minutes with the change. The motion was seconded and approved unanimously.

President's Report: Mrs. Gross reported that in February a report representing the strengths of the building was prepared and will continue to be updated as needed. She indicated that Stan and D'Ann Wernick have sold their residence to Arthur and Joan Swartz with a closing date of April 18. The Swartz' have scheduled work in the residence and are anticipating moving in the end of April or first of May.

Mrs. Gross advised that she had sent out a note to everyone that Isa Moeller and Cliff Hund are all safe and in the United States. They both expressed their appreciation for all calls and notes of concern as they are extremely saddened for the people of Japan and what they are currently going through as a result of the recent earthquake and tsunami.

Additionally, Mrs. Gross expressed her appreciation to Bill Veal and The Savoy staff for their support of the residents. She further asked that if anyone has any suggestions or comments regarding the building or any matters needing attention, to please forward such concerns directly to Mr. Veal as he does a wonderful job keeping the Board of Directors informed.

Mr. Roe interjected that Mr. Veal has copies of all the financials, original bound copies of annual reports and the original minutes to all meetings. These are in his office for review by any resident.

Treasurer's Report: Mr. Roe reported that things are moving along on schedule and better than budget. He further advised that there are no issues to report. Assets as of the end of February are \$481,985 with \$78,000 in operating and \$370,000 in reserve accounts. Thirty-three thousand is prepaid expenses, mostly insurance. Owners' equity was reported at \$443,000. From an operating standpoint, the Association shows approximately \$4000 each month of positive performance. Mr. Roe indicated that he believed this positive flow would slow down once the bills for the accounting service review were received, the monthly water bill adjustment concludes as well as additional expenses which are being incurred for landscaping and some other additional activities were paid.

Mrs. Gross reminded everyone that Association assessments are due April 1, 2011.

Building Manager Report: (See Report Below)

The Savoy On Palm Condominium Association, Inc.

Building Manager's Report

3/17/2011

- **Body Treatment Room Audio Receiver – (update)**
 - o A new receiver has been purchased and installed (\$106).
- **Exercise mats – (update)**
 - o Two new mats have been purchased and are in the exercise room.
- **Elevators – (update)**
 - o There have been no elevator issues since the last meeting.
 - o Preventative maintenance is being performed.
 - o The follow up inspection to receive the new operating certificates was postponed until Schindler could correct the toe guard deficiencies on elevators 3 & 4. Now that the toe guards are in place, I am in the process of scheduling the inspection which will cover us through to next year.
- **Water Leak –**
 - o We had a water leak from the 3rd floor terrace into the Ellin's garage. The leak has been repaired. The water was coming from a copper domestic water pipe that went through the slab and into a planter on the 301 terrace. I removed the dirt from the planter to expose the pipe, cleaned and re-waterproofed around the pipe, water tested, and filled the planter back in. I also removed the foam insulation from the bottom side of the slab as it was waterlogged. Once the area was dry I refilled with insulating foam.
- **Brick Pavers –**
 - o I have a verbal quote from Pat O'Hara Pavers to replace the stained pavers on the north side of the driveway. It will cost between \$160 & \$200 to have the work completed. I would also like to have some other areas reset while the crew is here. These areas are in front of the ramp for the 2nd floor garage and several areas around the pool. The complete job should not exceed \$500. (see motion below)

- **Generator Noise –**

- I had TAW onsite to look at the possibilities of quieting the generator and reducing the amount of exhaust fumes that are sent through the back fence and into the Burns Ct. area. TAW is willing do whatever we would like done, but can't guarantee that there will be any less noise or exhaust fumes. Steve from TAW said he thinks that our best bet of eliminating the fumes would be to run the exhaust pipe upward towards the 3rd floor, but this could cause fumes to go into the terrace area of unit 301 if the wind is blowing in that direction. Either way whether we turn the exhaust pipe to the north corner of the building or go up the back side of the building the cost will be about the same (around \$2500 to \$2800). He said to reduce the noise they could possibly build an insulated shroud to place over the exhaust vent on the exterior building, but he will need to do some more checking if we are interested in this option. This would deflect the engine & fan noise down instead of straight out towards Burns Ct.

MOTION

Mrs. Gross made a motion regarding the replacement of additional pavers identified while the crew is on-site, not to exceed \$500 total. The motion was seconded and carried unanimously.

Mrs. Gross clarified for everyone's benefit that the topic of 'generator noise' was a result of a complaint the Board received from a pregnant neighbor from Burns Court. The generators are tested weekly, Mondays at 2:30 p.m. The complaint was that the generator was polluting Burns Court residences and Mr. Veal's efforts are in direct response to try and find a solution to have the fumes vented other than directly into her property. There was further discussion on the proposed solution for an estimated price of \$2500-2800. And Mr. Veal further advised that the 'noise' from the generator is a separate issue and the rep from TAW was to research more on feasible options.

Mrs. Gross made the suggestion that Mr. Roe work with Mr. Veal on a solution to this issue and come back to the Board with recommendations.

Ms. LaReau asked if the Association was within code regarding the generator issue and she was advised that, yes the Association is within code. However, this is being reviewed by the Association as a 'goodwill' gesture. There was discussion about changing the testing time, and Mr. Veal noted that this came to light during a recent power outage when the generator ran for several hours to approximately 10:30 p.m.

Facility Committee Report: (See Report Below)

***Facility Committee Report
March 17, 2011***

Members: Dina LaReau, Chair, Kim Blackmore, Bea Elden, Landscape Chair, Peter Fanning, Toby Kaulkin
Staff Member: Bill Veal

Event Room Table Surfaces:

*Bill Veal reviewed the \$1,375 estimate submitted by Elite Woodwork to refinish the four tabletops in the Event Room. The Committee RECOMMENDS the Board accept the bid. Bill will schedule the work during the summer when Savoy occupancy is lowest and will notify the owners of the dates the Event Room will not be available for use.

Landscaping Update:

*Bea Elden is securing landscaping bids. Tree trimming has yet to be scheduled, as we still need two more estimates. Bill will secure them as soon as possible.

Window Coverings for the Uppermost Panels Above Front Door Entrance:

*Bill Veal has provided the Facility Committee with estimated measurements of the area. Bea Elden and Dina LaReau have identified two vendors to advise on design and to submit bids. The Committee will submit an estimate to the Board to be considered for the 2012 Budget.

Maintenance of Entrance to Lobby:

The Committee has heard concerns from several owners that the entrance to the Lobby often has an accumulation of leaves and debris, especially during windy days and on Saturdays. Bill will review with Staff the maintenance standards for that area.

Second Floor Garage Resurfacing:

Bill Veal summarized for the Committee his progress on identifying an effect remedy to the problems with the Second Floor Garage surface. Dina LaReau will call a meeting of the Second Floor Garage Floor Committee and have Bill review with them the status of his investigation. The Committee will then make a recommendation to the Board.

Third Floor Carpet Cleaning:

The Committee RECOMMENDS the carpets in the Fitness Room, the Library and the Event Room be cleaned at the same time during the summer. Bill will coordinate the cleaning with the time the tables have been removed for refinishing.

Guest Suite Reservation Form:

The Committee RECOMMENDS the Board adopt the attached Guest Suite Reservation Form submitted by Bill Veal to the Committee for review.

Respectfully submitted,

Dina Lareau, Facility Committee Chair

Mr. Roe expressed his concern over the aesthetics of having a shade installed over the entranceway and made a suggestion that the Committee consider having a retractable shade behind the concierge desk area that would only be visible for the short time of the day it is needed. When not in use the shade would be behind the concierge area walls. Ms. LaReau indicated that the shades over the entrance would also be retractable (battery operated) and only

visible during the time of day when in use. Mr. Fanning suggested that Facility Committee make a recommendation to the Board for a vote. Mr. Roe asked that the option of a retractable shade behind the concierge desk be included when the Committee compiles its estimates.

Also, a question arose with regard to the chairs in the event room. It was determined that the chairs could not be repaired.

MOTION

Mrs. Gross made a motion to accept the \$1375 estimate from Elite Woodworking to refinish the event room table tops. The motion was seconded and passed unanimously.

It was determined that routine carpet cleaning is in the budget and did not require a motion.

Mrs. Gross made the recommendation to adopt the registration form for reserving the Party, Meeting and Media Rooms. With a second, the motion carried unanimously.

Finance Committee: Mr. Roe reported that the year-end review was finalized and submitted in the last week by Ben Braxton, the auditor completing the review. The Board received copies of the review and Mr. Veal has a copy with the records in his office. Mr. Braxton's review mirrored exactly the financials statements prepared by Jeff Whittaker with one exception, a \$500 tax liability reporting difference. This difference was resolved today and Mr. Braxton will be reissuing his report so there will be no differences. The difference was on all taxable income and the interpretation of the tax law by Mr. Braxton and Mr. Whittaker.

Mr. Roe indicated that he felt very good having an outsider come in and review the books and recommends that this become a standard annual practice. The cost was \$2850 dollars and cheaper than an audit.

Mrs. Gross thanked Mr. Roe and the committee for having this review completed.

Investment Committee Report: Mr. Mesirov was not in attendance, however, Mr. Roe indicated that the Investment Committee has discussed with the Board changing the investment strategy because of the low return on CDs. The committee wanted to wait until the annual meeting next year and have the members vote on what direction they wanted to go with investments. The committee will provide recommendations to the Board prior to the October Board meeting prior to the annual membership meeting. Mr. Roe stated that Mr. Mesirov would like the Board to approve investing some of the cash in InterBank USA which is a 5Star Bauer rated bank and their rates are up to 1.25% for one year. That is significantly better than he is getting elsewhere. Mr. Mesirov is looking for Board approval for up to but not to exceed the FDIC limit of \$250,000.

Currently CDs are earning .08%. Even if rates were to go up in fall, changes are they will not go up to 1.25%. Mr. Roe also brought up that we are bringing in more money and Mr. Mesirov is always aware that he needs to keep funds at a level not to exceed the FDIC limit at any one institution.

MOTION

Mrs. Gross made the motion to allow Mr. Mesirov to invest in InterBank USA within the FDIC limit. The motion was seconded and approved unanimously.

Discussion was had on whether the committee had looked into ING. Mr. Roe indicated that Mr. Mesirov had and that a number of other investment options were for individual investors and not Associations or commercial investors. They pay much lower rates for commercial.

Mr. Roe further advised that Mr. Gross had an insurance meeting with Mike Anger. Mr. Gross was going out to bid the insurance packages with brokers in April with proposals due back by May 3rd. The renewal dates for most of the policies is the end of June, early July. He sent out information regarding the deductibles and coverage to the committee.

Reserve Committee Report:

With regard to reserves, Mr. Roe stated that there would be committee meetings in preparation for reserve review in the fall. Mr. Roe further indicated that Mr. Bladstrom and Mr. Veal would be working on budgets for next year.

MOTION

Mr. Siegel made the motion to accept the Finance Committee report. The motion was seconded and carried unanimously.

Civic Activity Report:

Mr. Elden reported on the petition to rezone. (See Report Below) As noted below there has been a turn of events and the overlay issue has become very visible on the streets as evidenced by the signs/banners around the City against the overlay. These turn of events were a result of the workshop outlined below.

Many of those individuals and their legal representation, who were present at the workshop, took exception specifically to the setbacks and the removal of the administrative review process. Mr. Elden conceded that in the Association's attempt to restrict the setbacks for commercial development that some of the individual owners may want to develop their property(ies) with residential development and would not want to have the setbacks changed.

Casey Colburn of Kirk, Pinkerton who is a DSA board member was encouraging others who he felt were stakeholders in this process of the overlay district, to oppose the proposed changes. Mr. Elden stated that the only true stakeholders are those who live on South Palm Avenue.

There is a meeting coming up on April 13, and Mr. Elden encourages as many residents as possible to attend. A City Commission meeting on the same topics is scheduled in May and residents are encouraged to attend that meeting as well. The new strategy is evolving and is being discussed is to find a way to appease

the owners of small parcels within the district so that they could build some small project similar to Burns Court Villas. The overlap map is being redrawn and a better PR job needs to be done on the street.

Mr. Fanning reported that DSCA is having its annual meeting March 24 as required by the bylaws. The two newly elected City officials are being invited to come and speak to all residents present. They are hoping that Chris Gallagher will make a presentation on where the City stands as it relates to paid parking. The meeting will be held at the Sarasota Herald Tribune building with parking in the rear.

Further, Mr. Fanning reported that there were discussions of proposed permitting processes for food vendors at downtown public events. In the case of vendors coming under the supervision of an event coordinator, that coordinator would be responsible for pulling the necessary permits to cover the event participants.

Mr. Fanning outlined the difference between 'active' city parks and 'passive' city parks. He encouraged the Association Board to join in a effort to limit the number of participants in any 'passive' park activities from 75 to twelve.

MOTION

Mr. Siegel moved to allow the petition to limit the activities in city passive parks to be posted at the front desk in order for residents who so choose, may sign. The motion was seconded and unanimously approved.

Mr. Fanning further outlined that the Board was asked to join in an initiative with Mr. Dick Clapp to create a smoking ban in conjunction with the 'passive' park petition above. Both the DSA and DSCA are pushing for this 'no smoking ban'.

The condominium, 1350 Main, has an issue with the new garage and its lighting (see attached photo examples). Mr. Fanning toured the area last evening. The lighting is LED and, although considered 'green', they are very bright. The lights are reflecting off a light colored concrete roof deck. The DSCA is working with the City to mitigate the issues as they relate to automobile lights shining into some of the units at Thirteen-fifty.

Mr. Fanning reported that there had been a delay in the bidding process for the roundabout at Ringling and Palm, and that the bids would be going out now around May first. Initially, the bids were to be out and construction to begin by May 1. Now construction is slated to begin late June or early July and will take 180 days to complete.

Mr. Fanning further outlined what is currently being discussed regarding 'paid parking'. Paid in lieu of parking is an option a developer could choose, which allows for the developer to pay a parking fee to offset having to provide parking within their facility. In other words, purchasing parking from other areas. The City let the contract for paid parking. Many of the City Associations have agreed on fourteen points they would like the City to consider regarding this issue. The residents and merchants do not want paid parking downtown, however, paid parking is a reality. All agree that instituting the paid parking now gives an advantage to St. Armands and to the Hillview/Southside shopping districts that do not have paid parking. The City Associations want to see some restrictions of the

paid parking in merchant areas or allow for a shuttle to run to businesses from the parking garage. There are many options being discussed, including revenue sharing of parking fees, to appease the merchants' concerns.

Additionally, Mr. Fanning discussed the issue of the signs in opposition of the Overlay District, which are a code violation. He further stated that a key turning point in this debate was the fact that Terry Turner amended the drawings to include exemptions.

Mrs. Siegel reported that as many are aware, the Association has been working for about two years on the roundabout at Palm and Ringling. The bidding process has now been delayed as Mr. Fanning reported. The concern of The Savoy residents is whether or not that portion of the roundabout coming south on Palm is included in the bid process or not. If this eyesore is included, then there will be no cost to The Savoy residents. If it is not included, then a decision will need to come before the board on what options are available to fund this project. There have been discussions on how to accomplish improvements minimizing the costs if The Savoy will be responsible for the cost. It is her belief that neither the church, or anyone else along Palm, would be willing to assist in subsidizing any improvements if the City does not agree to bear the cost.

Old Business: None.

New Business: Mr. Roe brought up that during the recent CPR course the question arose as to whether or not the staff of The Savoy had been trained. Mr. Roe made the recommendation that the staff, including Joseph who would be paid for his time, be trained and that the fees for the staff training be paid from petty cash. Additionally, residents were unaware that a list existed to sign up for the classes if they had missed the previous training. Mr. Veal agreed to email requesting a response within two weeks to those residents who had not yet participated in the training. Additionally, Mr. Veal brought of the question of who would actively cover the front desk if the entire staff was in training at the same time. The residents agreed that they would answer the phone and door during the time the staff is in training. Mr. Roe also mentioned that he had overheard Jim had an issue getting the AED out of the case when they were recently changing the pads. Mr. Roe wanted to verify that there was no issue in getting to this equipment. Also, Mr. Veal indicated that he has a DVD on the CPR procedures that may be used as a refresher course once everyone is certified.

Owner's Comments and Adjournment: Mr. Lindeman requested finalized copies of the Minutes be forwarded to him upon approval along with the attachments.

There being no further business, a duly seconded motion was made by Mrs. Gross to adjourn the meeting a 5:20 p.m. The motion was seconded and passed unanimously.

Respectfully Submitted,

Schuyler Counihan

On Behalf of Scovanner & Whittaker, CPAs.

Savoy on Palm Condominium Association, Inc.

Board of Directors Meeting

PLEASE TAKE NOTICE, in accordance with the bylaws of the Association and Florida's Condominium Act, the Savoy on Palm Condominium Association, Inc., a corporation not for profit under the laws of the State of Florida, will hold a Board of Directors Meeting to conduct business of the Association **Thursday, March 17, 2011 at 4:00 PM** on the Third Floor at 401 South Palm Avenue, Sarasota, Florida 34236.

AGENDA

- Call to Order
- Determination of a Quorum
- Confirm Proper Proof of Notice
- Approval of Minutes from January 20, 2011 Board Meeting
- President's Report - Lynne Gross
- Treasurer's Report - Bill Roe
- Committee Reports
 - o Building Manager's Report - Bill Veal
 - o Facility Committee Report - Dina LaReau
 - o Finance Committee Report - Bill Roe
 - 1. 2010 Year End Review
 - 2. 2011 January and February
 - 3. Investment Strategy Follow-up
 - 4. Summary of Financial Review - Braxton & Holway, P. A.
- Civic Activity Reports
 - o Sarasota Zoning Issues - Mort Siegel and Jerry Elden
 - o DSCA and DSA - Peter Fanning
 - o Palm & Ringling Round-about Update - Coots Siegel
- Old Business
- New Business
- Owners Comments
- Adjournment

Respectfully submitted,

Lynne Gross

Savoy on Palm Condominium Association

Date Posted: March 10, 2011

The Savoy On Palm
Party, Meeting, & Media Room Reservation Form

To reserve the Party Room please complete this form and submit it to the concierge with a \$250 deposit check. The reservation will not be completed without this form and the deposit.

Today's Date _____ Reserving Owner's Name: _____

Reservation Date & Time: Date: _____ Time: _____

*Conditionally Refundable Deposit of \$250 Received with Reservation: Check# _____

I agree to the party room rules as stated below: Owner's Signature _____

Party, Meeting, & Media Room Rules

1. It is requested that the concierge be notified in writing at least three days in advance of an event or party to be attended by 15 or more guests (other than owners, tenants, and their house guests). The Community Room is for the use and convenience of unit owners and their guest while the host unit owner is actually in residence and not for extended use or for public use.
2. Reservations for using this room for holiday dinners will be selected by a lottery similar to that used for the guest suite reservations.
3. With the exception of holidays, requests for reservations will be handled on a first-come first-served basis. Holidays include Rosh Hashanah, Yom Kippur, Thanksgiving, Chanukah, Christmas, New Year, Ramadan, Easter, and Passover.
4. If more than one owner wants to use the facility for a holiday, a lottery will be held. The concierge will conduct all lotteries. The concierge will notify the members of the dates for all lottery submissions and the dates for all drawings for the year. Two names shall be drawn for each lottery. The person whose name is drawn first has three days from the drawing date to confirm the reservation and submit the \$250 deposit. If the lottery winner does not cancel the reservation within the three days and does not use the facility, the \$250 deposit will be forfeited. If the first name does not use the reservation, the second name has first refusal for the facility. The three day window will then apply to the second name.
5. Any owner who used the facility as the result of winning the party room lottery will not be able to enter another party room lottery for the coming 12 months. This stipulation will not apply to those who have signed up when no lottery was required.
6. Reservations for lotteries will be required at least ninety days in advance and a holiday lottery will be held at least ninety days in advance.
7. There is absolutely **NO SMOKING** in the facility or on the adjoining balcony. If a guest violates the **NO SMOKING** rule a fine of \$1,000 will be charged to the sponsoring owner.

Note: The Party Room must be returned in the same clean condition as it was found. Cleaning supplies and a vacuum are available for use. Please complete clean-up by 10:00 AM the following morning.

*A deposit of \$250 is required to hold the reservation which will be used to cover any cleaning that is not completed by the owner. If no cleaning is required, the deposit will be returned. Damage to furniture, accessories, art work, or equipment is the financial responsibility of the owner.

March 17, 2011

Condo Board Meeting – Civic Activity Report

REZONING SOUTH PALM AVE.

On March 7th, there was a workshop at city hall conducted by the city staff to address 2 issues

- a) a Comp. Plan or Text Amendment, to exclude SPA from Adm. Review
- b) a Text Amendment for an Overlay District for SPA to include set-back restrictions for the area

—Supposed to be Town Hall format - attendees to "question" staff

—Turned into a speech creating format for opportunistic opposition lawyers

—Not good evening for CBC—didn't get to make our case

New Problems

- a) "minority owners" of property took over meeting
- b) Disenfranchised condo owners - claimed they represent 57% of owners - actual numbers—236 condo owners (petitioners) versus 34 property owners
- c) Don't want set-backs or reversal of Admin. Review process
- d) Their lawyers now in the mix—with city Commission

NEXT STEPS

- a) try to meet with "Property Owners" lawyers— diffuse situation
- b) redraw Overlay Map—back to ours- not one created by city staff
- c) remove St Regis from Overlay and some Burns Court properties
- d) ask Rivera/Metz to survey owners in Regency
- e) press case in front of Planning Board / City Commission
- f) OBJECTIVE—keep SPA 100% RESIDENTIAL
- g) Try to create PR campaign on block
- h) Lobby new City Commission—need 3-2 vote

Respectfully submitted

JP Elden

CIVIC COMMUNITY REPORT

3/17/2011

The Ringling and Palm Avenue roundabout was suppose to go out for bidding today. We could have possibly known tomorrow if The Savoy section that we lobbied for, would or would not be included in the final landscaping plan. At such time as the bidding process begins, details of the decision will be reported by me to the Board President who will send an email to our residents with the good or bad news.

If our portion is not included in the bidding, The Savoy residents may want to consider whether or not they are interested in other possibilities or alternative ways to make this area more 'green' and less of an eyesore not only to us, but to the embarrassment of the City and neighborhood.

Respectfully submitted,

Coots Siegel

