

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

April 19, 2012

Call to Order: The Savoy on Palm Board of Directors Meeting was held on April 19, 2012 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 4:07 p.m.

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

Correction to Agenda: Lynne Gross brought up the fact that the Board Meeting Agenda that had been posted had a typographical error that needs to be corrected. Under approval of minutes, the agenda stated "Approval of Minutes from November 17, 2012 Organizational Meeting". The meeting date was actually November 17, 2011. She also mentioned that she would like to add an additional item under New Business, this item is Compensation.

Approval of Minutes:

1. **MOTION** – (Peter Fanning) to approve the minutes of the February 9, 2012 Board Meeting. Motion seconded by Bill Roe. Motion passed unanimously.
2. **MOTION** – (Bill Roe) to approve the minutes from the November 17, 2011 Organizational Meeting. Motion seconded by Peter Fanning. Motion passed unanimously.

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

Treasurer's Report: Bill Roe presented the attached report.

Building Manager's Report: Bill Veal presented the attached report.

A discussion was ensued by the Board on any future plans to address the elevator noise. Bill Roe asked if there is any way to build some sort of sound barrier to reduce the noise. Bill Veal was asked to investigate what can be done to further reduce the noise, and check into identical elevators to see if they experience the same noise issues as the elevators at The Savoy.

Bill Roe asked if the pool itself would still be under warranty. It was determined that if any repairs are needed, they would not be an item that would still be under warranty.

Facility Committee Report: Peter Fanning presented the attached report.

Peter Fanning gave a follow up on the denial of a permit to install the fiberglass pole and light at the Northeast corner of the property. He would like to attend a public meeting at City Hall that takes place twice per month. The purpose of this meeting is to hear complaints from homeowners and developers that have been held up on projects or have had problems with the building department. He would like to represent The Savoy on Palm and appeal the denial of the permit. Lynne Gross said the Board would be delighted if Peter would represent them by attending the meeting.

The Board addressed each item on the Facility Committee that needed Board Approval.

- **Fiberglass Pole and Light:** The Board agreed to go through the process of challenging the permit denial and hopefully getting a permit to install the pole and light.
- **Rowing Machine:** Lynne Gross recommended that since this is an additional piece of equipment not a replacement piece of equipment, that the Board defer this item for the 2013 Budget and consider it at that time and also consider if there is room in the fitness center for an additional piece of equipment. She further explained, that the Board denied this request before because it involved removing an elliptical machine to make room for the rowing machine. Lynne Gross also recommended that any further changes or additions to the Fitness Center be deferred until the annual budgeting process. The Board ensued in a brief discussion and it was agreed that no additions will be made at this time.
- **Guest Suite Rates:** There was a request by an owner and the recommendation from the committee is to not change the rates.
- **Replacement Lamp Shades:** The Board ensued a lengthy discussion on the replacement of the lamp shades and the possibility of other options.
- 3. **MOTION – (Peter Fanning)** to approve purchase of 2 lamp shades for the lobby lamps in the amount of \$1,050. Motion seconded by Lynne Gross. The motion was not approved with 2 being in favor, and 2 opposed. Peter Fanning asked for a reconsideration of the motion, and the Board further discussed the motion. There was a re-vote on the motion, and the motion passed unanimously.
- **Poolside & Guest Suite Furniture:** The committee is getting bids to recover the outdoor furniture.
- **Additional Security Cameras:** The committee is recommending one camera for the pool area, but does not recommend one in the fitness area. The Board ensued in a brief discussion on the additional cameras.
- 4. **MOTION – (Lynne Gross)** to spend no more than \$2,000 for the placement of security cameras. Bill Roe seconded the motion. There was more discussion amongst the Board. The motion passed unanimously.
- **Solar Panels –** Lynne Gross recommended that the Board direct Bill Veal to investigate this idea before a committee is appointed. The Board agreed.

Finance Committee Report: Bill Roe presented his report. Marvin Gross gave an update on the Association Insurance and a copy is attached.

5. **MOTION – (Mort Siegel)** Lower the individual signature check signing amount to \$5,000. The motion was seconded by Bill Roe. The motion passed unanimously
6. **MOTION – (Mort Siegel)** Approve a \$450 expenditure to have an updated building appraisal completed by September 2012. The motion was seconded by Peter Fanning. The motion passed unanimously.
7. **MOTION – (Lynne Gross)** Add Leon Ellin as an additional check signer to the existing bank accounts. The motion was seconded by Mort Siegel. The motion passed unanimously.

Sarasota Zoning Issues: Jerry Elden presented the attached report. There were several owners who wanted to continue to discuss the items in Mr. Elden's report. Lynne Gross asked if we could continue with the Board Meeting, and have this discussion at a later time. Mr. Siegel addressed the owner's in attendance, and thanked Jerry Elden and Lynne Gross for all that they have done on behalf of the owner's at The Savoy on Palm.

DSCA and DSA: Peter Fanning gave an update on downtown parking and the items being addressed by the DSCA and the DSA.

Old Business:

- None at this time.

New Business:

- **Work in Unit 1102:** Mrs. Gross explained to the Board that the Rivera's have supplied the required documents to get the project approved per the construction rules. In addition to the supplied documents, the Rivera's will still need to provide the Association with a list of contractors and sub-contractors, a time line for the project, the date the project will begin, the copies of all required permits, a signed remodeling agreement, and certificates of insurance from all of the contractors and sub-contractors. Mr. Rivera addressed the Board on their intentions, and submitted a letter from their General Contractor to the Board, and assured everyone in attendance that they would do everything they can to cause the least amount of impact to the other owners at The Savoy.
- 8. **MOTION – (Mort Siegel)** To approve the demolition and remodel plan for unit 1102. Seconded by Bill Roe. The motion passed unanimously.
There was further discussion amongst the Board, Bill Veal, and the Rivera's on taking extra precautions to ensure that there are plans in place to prevent dust from escaping unit 1102 during the entire project. There was also discussion about a contingency plan in the event that a 24 hour fire watch is needed. There was discussion about the protection of the elevator that will be used during the project. There was discussion on having Schindler come in and do a thorough inspection of the elevator system before and after the remodel project. It was also mentioned that Schindler should be extra diligent with the elevator maintenance during the entire project. The Board went over the motion again after the discussion, and the motion passed unanimously.
- **Keys and Fobs:** The Board discussed who should and should not have access to the building. Mort Siegel explained that he does not feel it is necessary to create any kind of a formal rule on this item. Bill Roe would like to see the current rule for Contractors, Service Workers, & Decorators enforced specifically the times they are on the property and that they sign in when entering the building. Lynne Gross asked that a reminder of this rule be sent out to all owners.
- **Use of Common Areas:** Lynne Gross briefed the Board about an incident that had occurred and needs to be addressed by the Board in which the common areas were used for commercial purposes and whether this is allowed by the regulations and bylaws. Mrs. Gross further stated, that everything in the regulations and bylaws state The Savoy is a residential building and the common areas should be used for residential purposes, and that she feels that a new rule is not necessary. Mort Siegel addressed the Board and the owner's in attendance on his interpretation of the Declaration of Condominium and its reference to The Savoy on Palm as a residential community and use of the common areas is an extension of the owner's residential use. He recommends that the Board make a resolution stating that The Savoy is a residential building and any issues that come up which are inconsistent with that should be handled under the general authority of our President to handle the issue on a case by case basis. The Board members all agreed with Mr. Siegel.
- **Compensation:** The Board discussed the salaries, wages, and benefits of the employees. The Board agreed with the recommendations of the Compensation Committee.

Owner's Comments:

Jerry Elden informed everyone that he had contacted the FDOT to fill in the pot holes at the corner of Palm and 41.

Dina LaReau asked about the ruling on the activities in the common area. Lynne Gross explained that there will be a line added to the reservation forms that says purpose of use. If there is anything questionable that comes up than the concierge will notify the President.

Marvin Gross commented on the lamp shade replacements and the possibility of purchasing four instead of only two. Leslie Rivera gave an explanation on the reasoning behind the recommendation of the Facilities Committee.

Adjournment: With there being no further business, the meeting was adjourned at 5:45 p.m.

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, April 19, 2012 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 February 9, 2012 Board Meeting
- Approval of Minutes from November 17, 2011 Organizational Meeting
- President's Report – Lynne Gross
- Treasurer's Report – Bill Roe
- Committee Reports
 - Building Manager's Report – Bill Veal
 - Facility Committee Report – Peter Fanning
 - Finance Committee Report – Bill Roe
- Civic Activity Reports
 - Sarasota Zoning Issues – Jerry Elden
 - DSCA and DSA – Peter Fanning
- Old Business
- New Business
 - Work in 1102
 - Keys and Fobs
 - Use of Common Areas
 - Compensation
- Owners Comments
- Adjournment

Respectfully submitted,
Lynne Gross
Savoy on Palm Condominium Association

Date Posted: April 8, 2012

The Savoy on Palm
President's Report
April 19, 2012

This is our last Board Meeting until the October 18, 2012. Of course if something comes up that necessitates a Board Meeting we will have one during the summer and regular notice will be sent.

To recap some of our events this year:

- Financially strong and fiscally solvent thanks to the talents of our membership and that of the finance committee and our building manager.
- We have a new state-of-the-art website in which all of our documents are stored and catalogued. Bill Veal takes credit for the website and I take credit for the summary and cataloging.
- We had a wonderful celebration of five years of being an Association and thanks to Fred Doery those memories have been preserved in photographs, also located on the website.
- We have welcomed new neighbors, Art and Joan Schwartz in Unit 703 and look forward to welcoming George and Lucy Malmberg in Unit 901 and Douglas Baker and his service dog, Mia, in Unit 802. Dick and Leslie Rivera are "moving on up" to the 1102 penthouse from Unit 802.
- The Savoy is a very attractive place to live and we continue to try to meet all of your expectations. Remember Unit 902 is still available!
- We improved the fitness room significantly although unfortunately everyone did not get what they wanted.
- We lost the battle of having an overlay district of Palm Avenue but gained increased understanding of what we are trying to preserve and enhance on this beautiful street.
- So far we have survived the construction of two around-about on Ringling and for those of us who live on the north side of the building, we wish we had a dollar for every vehicle we saw driving down the street following the ill-placed detour signs thinking it was a thorough-fare.
- I would be very remiss in not saying that we lost a dear neighbor and friend to many of us Marge Mesirov. May she rest in peace.

I know that usually these updates take place at the Annual Meeting but somehow it felt right to do it now.

Respectfully submitted,

Lynne Gross
President, The Savoy on Palm

The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
4/19/2012

- **Fitness Center (update) –**
 - o All items approved at the last Board Meeting have been purchased and installed. The cost was under the approved amount by \$195.77.
- **Fire Sprinkler System (update) –**
 - o The repairs for the system have been completed for the approved amount of \$1,500.
- **Elevator (update) –**
 - o The annual elevator inspections have been completed with no safety violations noted by the inspector.
 - o Schindler is supposed to be out this week to make the adjustments to the elevators on the south side as they did in February on the north side. This should drastically reduce the noise in the unit foyers.
- **Northeast Gate Lighting (update) –**
 - o The building department will not issue a permit for the proposed pole light due to the fact that it will project too much light onto the neighboring properties. I am currently looking into alternatives.
- **Balcony Pressure Washing –**
 - o I have a proposal from Dutchman windows to pressure wash all balconies, and clean all glass on the balconies after the washing is completed. The estimated time to complete this job is one week, and the cost is \$5,270. All work will be completed from the exterior of the building.
- **Exit Lights –**
 - o I have purchased 34 additional exit lights for the stairwell corridors and garages. So far I have installed 14 of them in the corridors leading to the stairwells.
- **Possible Pool Leak –**
 - o I have been continuing to monitor the building water usage, and it appears based on the spreadsheet that I have, the usage continues to go up higher than last year's usage. I am going to do a preliminary test in which the pool will need to be closed for 24 hours, and this should help determine if there is an underground leak. If the test shows that the pool is leaking, I would like to have a company come out and locate the leak. The overall usage for 2011 was less than 2010, but based on the average so far this year it appears that we may have a higher usage by the years end. The cost for the leak check of the pool will be approximately \$400.
- **Annual Life Safety System Tests Over Summer –**
 - o Fire Extinguishers 5/12
 - o Annual Fire Alarm 8/12
 - o Annual Fire Sprinkler System 8/12
 - o Fiver year Fire Sprinkler Inspection 8/12
- **Summer Projects List –**
 - o Complete exit light replacement
 - o Pressure Wash – garages, front entry, sidewalks, cabana, pool entry, exterior stairs, roof terrace, and 3rd floor terrace.

- Prep and paint pool wall
- Prep and paint exterior stair steps from 3rd floor down to ground
- Prep and paint steps and landings on stairwells 1 & 4 from the 3rd floor down to the ground
- Prep and paint doors leading from lobbies to garages
- Get spec written by Scott Paint for building paint project for 2013
- Get preliminary bids for paint project for budget purposes 2013
- Oversee power washing of the balconies
- Oversee unit 1102 remodel
- Prep and paint grill area and planter areas along sides of grills
- Remove 4 tree grates from royal palms at entrance. Clean out leaves and cut openings larger, put back in place, and paint

SUMMARY REPORT FACILITIES COMMITTEE TO BOD 4.19.12

1. The City refused to issue a permit for the installation of the Fiberglass Pole and fixture that the Board approved at its last meeting to illuminate the back gate area. Bill will work with the contractor to find an acceptable alternative.
2. The Facilities Committee suggests that the Board review the recommendation for the purchase of a rowing machine for the Fitness Center and determine if the Board wishes to reverse its decision not to purchase this equipment.
3. After a review of the rates charged by six hotels in the area and the amenities offered, the Committee recommends maintaining the current rate structure.
4. The Committee recommends that the Board approve the purchase of 2 lampshades as replacements for the floor lamps in the lobby area that are damaged. This approval would not exceed \$1,050.
5. The Committee is obtaining information and bids for recovering the poolside and guest suite furniture.
6. As part of the landscape report, it has been recommended by the committee that the firecracker plants in the balcony planters be sufficiently trimmed so that the wall areas behind the overhanging plants can be power washed when the balconies are done this summer.
7. The Committee recommends that the Board approve and direct Bill Veal to install a security camera in the pool area, but not the fitness room.
8. Several housekeeping items were discussed and Bill will take care of these.
9. The Facilities Committee recommends that the Board, should it find it desirable to pursue the possible installation of solar panels, appoint a committee for this task, as the Committee members don't believe this committee has the necessary expertise to adequately bring a recommendation to the Board.

Action need for items 2 and 7; and 9 should the Board wish to pursue solar panels.

INSURANCE UPDATE

April 18, 2012

Meeting with Mike Angers of Brown & Brown

Explained the process of shopping our policies

Requests input from multiple suppliers 120 days out

Receive bids 30 days out

Evaluate and present proposal to Association

Need to obtain updated building appraisal

Required every 36 months (Sept 2009)

Contacted Dreux Isaac for update

Cost of Premiums should remain about the same

Wind Coverage should increase less than 2%

Policy Description	2008	2009	2010	2011
Agent	Atlas	Brown & Brown	Brown & Brown	Brown & Brown
Property	Great American Ins. Co.	Companion Specialty Ins. Co.	Companion Specialty Ins. Co.	Great American Ins. Co.
General Liability		Companion Specialty Ins. Co.	Companion Specialty Ins. Co.	Companion Specialty Ins. Co.
Windstorm	Citizens Property Ins. Co.	Citizens Property Ins. Co.	Citizens Property Ins. Co.	Citizens Property Ins. Co.
Umbrella		American Guarantee & Liability Co.	American Guarantee & Liability Co.	Greenwich Ins. Co.
Crime		Hartford Fire Ins. Co	Hartford Fire Ins. Co	Hartford Ins. Co.
Directors & Officers		Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.
Worker Compensation	NA	NA	Manufacturers Alliance Ins. Co.	Manufacturers Alliance Ins. Co.
Flood	Service Insurance Co.	Hartford Ins. Co. of the Midwest	Hartford Ins. Co. of the Midwest	Hartford Ins. Co. of the Midwest

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The Savoy on Palm Condo Assn., Inc.

SUMMARY OF PROPOSED PREMIUMS

Type Coverage	Insurance Company Website Address A.M. Best Rating/FSC	Expiring Premium	Proposed Premium
Property 25% Minimum Earned Premium	Great American Ins. Co. A, XIV www.greatamericaninsurance.com	\$14,809.00 Fees \$1,152.30 \$15,961.30	\$12,485.00 Assessments \$470.81 \$12,955.81
Wind* (7/20/11-7/20/12)	Citizens Property Ins. Corp. www.citizensfla.com	\$31,196.00 Fees \$6,411.00 \$37,607.00	\$31,796.00 Assessments \$6,056.00 \$37,852.00
General Liability 25% Minimum Earned Premium	Companion Specialty Ins. Co. A, VIII	Included w/Property	\$1,500.00 Fees \$35.00 Assessments \$98.25 \$1,633.25
Equipment Breakdown	Hartford Steam Boiler Ins. A+, X www.hsb.com	\$962.00 Fees \$9.62 \$971.62	Included w/Property
Directors & Officers	Travelers Casualty & Surety Co. A+, XV www.travelers.com	\$747.00 Fees \$33.62 \$780.62	\$747.00 Assessments \$33.62 \$780.62
Crime	Hartford Fire Ins. Co. A, XV www.thehartford.com	\$784.00 Fees \$7.84 \$791.84	\$1,308.00 Assessments \$17.00 **\$1,325.00
Workers* Compensation	Manufactures Alliance Ins. Co. A, IX www.pmagroup.com	\$4,537.00 Fees \$200.00 \$4,737.00	\$4,992.00 Fees \$200.00 \$5,192.00
Umbrella 25% Minimum Earned Premium	Greenwich Ins. Co. A, XV www.xlgroup.com	\$1,515.00 Fees \$499.45 \$2,014.45	\$1,667.00 Fees \$459.00 Assessments \$21.67 \$2,147.67
Total		\$62,863.83	\$61,886.35

*Carrier Will Invoice Directly

**Note: Includes Additional Coverages

Flood (11/08/10-11/08/11)	Hartford Ins. Co. A, XV www.thehartford.com	\$5,151.00	\$5,173.00
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This proposal is for illustration purposes only. Please refer to policy for specific details.

SUMMARY OF INSURANCE

Prepared: 10/19/11

Page 1

For: The Savoy on Palm Condominium Association, Inc.
401 S. Palm Avenue
Sarasota, FL 34236

Brown & Brown, Inc.
1819 Main Street, Suite 510
Sarasota, FL 34236
Phone: 800-421-2803

Coverage	Amount	Company	Policy No.	Eff.	Exp.	Premium
Property Windstorm Excluded Deductible: \$5,000. Buildings \$23,166,000 Contents \$ 200,000 Per schedule on file. Includes Equipment Breakdown		Great American Ins. Co.	MAC154990900	06/29/11	06/29/12	\$12,955.81
General Liability Deductible: \$1,000. General Aggregate \$ 2,000,000 Products/CO Aggregate \$ 2,000,000 Personal/Adv Injury \$ 1,000,000 Each Occurrence \$ 1,000,000 Fire Damage \$ 50,000 Medical Expense \$ 5,000 Non-Owned/Hired Auto \$ 1,000,000		Companion Specialty Ins. Co.	FCA003540402	06/29/11	06/29/12	\$1,633.25
Windstorm Ded: 3% Hurricane/ \$1,000. All Other Wind Buildings \$23,166,000 Contents \$ 200,000 Per schedule on file		Citizens Property Ins. Co.	1478168	07/20/11	07/20/12	\$37,852.00
Umbrella Retained limit: \$0. Occurrence \$15,000,000 Aggregate \$15,000,000		Greenwich Ins. Co.	US00023870LI11A	06/29/11	06/29/12	\$ 2,147.67
Crime Deductible: \$6,500. Limit \$ 650,000		Hartford Fire Ins. Co.	21BDDFL0816	06/29/11	06/29/12	\$ 1,325.00
Directors & Officers Deductible: \$1,000. Limit \$ 1,000,000		Travelers Casualty & Surety Co.	105276400	06/29/11	06/29/12	\$ 780.62
Worker Compensation Bodily Injury by Accident \$ 500,000 Bodily Injury by Disease Policy Limit \$ 500,000 Bodily Injury by Disease Each Employee \$ 500,000		Manufacturers Alliance Ins. Co.	2010018781619	05/31/11	05/31/12	\$ 5,192.00
Flood Deductible: \$1,000. Building \$ 6,000,000 Contents \$ 100,000		Hartford Ins. Co. of the Midwest	87045364192011	11/08/11	11/08/12	\$5,398.00



The Savoy on Palm Condo Assn., Inc.

MARKETING SUMMARY

Company	Response
<u>Property</u> * American Capital <i>B+</i> QBE American Coastal <i>-NA.</i> Arch Everest General Star ICAT Max Specialty Rockhill RSUI/Landmark WKF&C Philadelphia Companion (Property/General Liability) <i>R</i>	Declined, not able to compete with current terms, conditions or pricing Declined, not able to compete with current terms, conditions or pricing Indication - annual premium over \$100,000 Pending response from underwriter; wind or excess layer only Pending response from underwriter Declined, not able to compete with current terms, conditions or pricing Declined, due to underwriting guidelines Pending underwriter review Pending underwriter review on primary layer Indication - \$70,000 for layer share; 5% deductible Pending underwriter review Pending receipt of Great American loss runs for period of 2006-2009. Must have these loss runs in order to submit to Philadelphia for a quote. Incumbent Carrier - Quoted Total Insured Value \$23,366,000 / Deductible \$5,000 Ordinance & Law - Full A; \$500,000 sublimit B&C Agreed Amount, Loss Assessment, Greensurance Applies Annual Premium - \$14,608.74
<u>General Liability</u> Landmark Western Heritage Western World Montpelier	\$1,732 (does not include fees/taxes); \$0 Deductible \$1,626 (does not include fees/taxes); \$0 Deductible Pending underwriter review - Pending receipt of Philadelphia loss runs for the period of 2006-2009. Must have these in order for carrier to release an indication \$1,682 (does not include fees/taxes); \$0 Deductible All indications above subject to no rentals
<u>Equipment Breakdown</u> Hartford	Limit Per Breakdown - \$23,366,000 / Deductible - \$1,000 Annual Premium - \$1,056.17
<u>Mold/Sewer Back Up</u> Companion	\$25,000 Occurrence / \$50,000 Aggregate Deductible \$2,500 Each Occurrence Coverage: Limited Mold and Sewer Back-up coverage as result of water damage caused by accidental discharge or leakage from a plumbing, heating, AC system or appliance or as a result of water back up and sump discharge or overflow. Premium - \$2,557.02 Binding subject to underwriter review/approval.
<u>Excess Flood</u>	\$19,837,320 - Excess of NFIP Limit Estimated Annual Premium - \$35,000. Subject to underwriter review/approval
<u>Glass</u> USPlate	Unit Owner Plate Glass Coverage - \$350,000 max limit / any one event, \$0 Deductible Additional charges apply for balcony railing glass. Units including coverage for pre-existing impact glass Annual Premium \$13,680.00 Common area coverage not available as it's outside USPlate's survey area.
<u>Umbrella</u> Greenwich	\$25,000,000 - Annual Premium - \$2,837.89 \$50,000,000 - Annual Premium - \$4,746.55

This proposal is for illustration purposes only. Please refer to policy for specific details.

April 19, 2012

SOUTH PALM AVENUE OVERLAY DISTRICT

Commission Meeting April 16, 2012 (video available)

Result of the meeting vote 4-1 against the Overlay

SPA/^{cbe} well represented by residents of 250 condos

**Meeting began with Mike Taylor (city staff)
Making presentation—answering questions
on staff 60 page report
fair and balanced and politically correct**

**Caragiulo asked zoning questions—
clearly heading to why do we need this Overlay**

13 presenters , 8 from CBC-- 5 from opposition

**Comm., Shaw and Snyder – what's this all about??
Either did not read our submission, or staff report
obviously did not respond to our visits
originally supported the Overlay**

Conclusion---

- a) Turner made motion to proceed with Overlay
NO SECOND**
- b) Caragiulo made motion to do nothing
Seconded and carried**
- c) worth noting—Mayor Atwell voted to do nothing
after 3 years of voting for the Overlay why ??**

What is Caragiulo agenda ?? he is elected by our district



D & W Property Development, Inc.

Qualified Business License # QB41911

611 Albee Road W.

Nokomis, FL 34275

Telephone: 941-915-9548

Email: donb362@gmail.com

MEMORANDUM

Date: April 19, 2012

Client Name: Richard and Leslie Rivera

Project Location: Savoy on Palm - Unit # 1102
401 South Palm Ave.
Sarasota, FL 34236

RE: Remodel and Renovation

Dear Dick and Leslie:

It was a pleasure speaking with you both this morning to discuss your project to remodel Unit #1102 at the Savoy on Palm.

I hope this memorandum will clarify and alleviate some of the concerns you both, as well as your neighbors, may have with the proposed construction activity soon to commence on your project. Please be assured that D & W Property Development, Inc. shares your concerns with issues such as noise control and abatement, collateral damage to other units, collateral damage to common elements etc... In order to control and cover these types of issues, please be aware that D & W will provide the following:

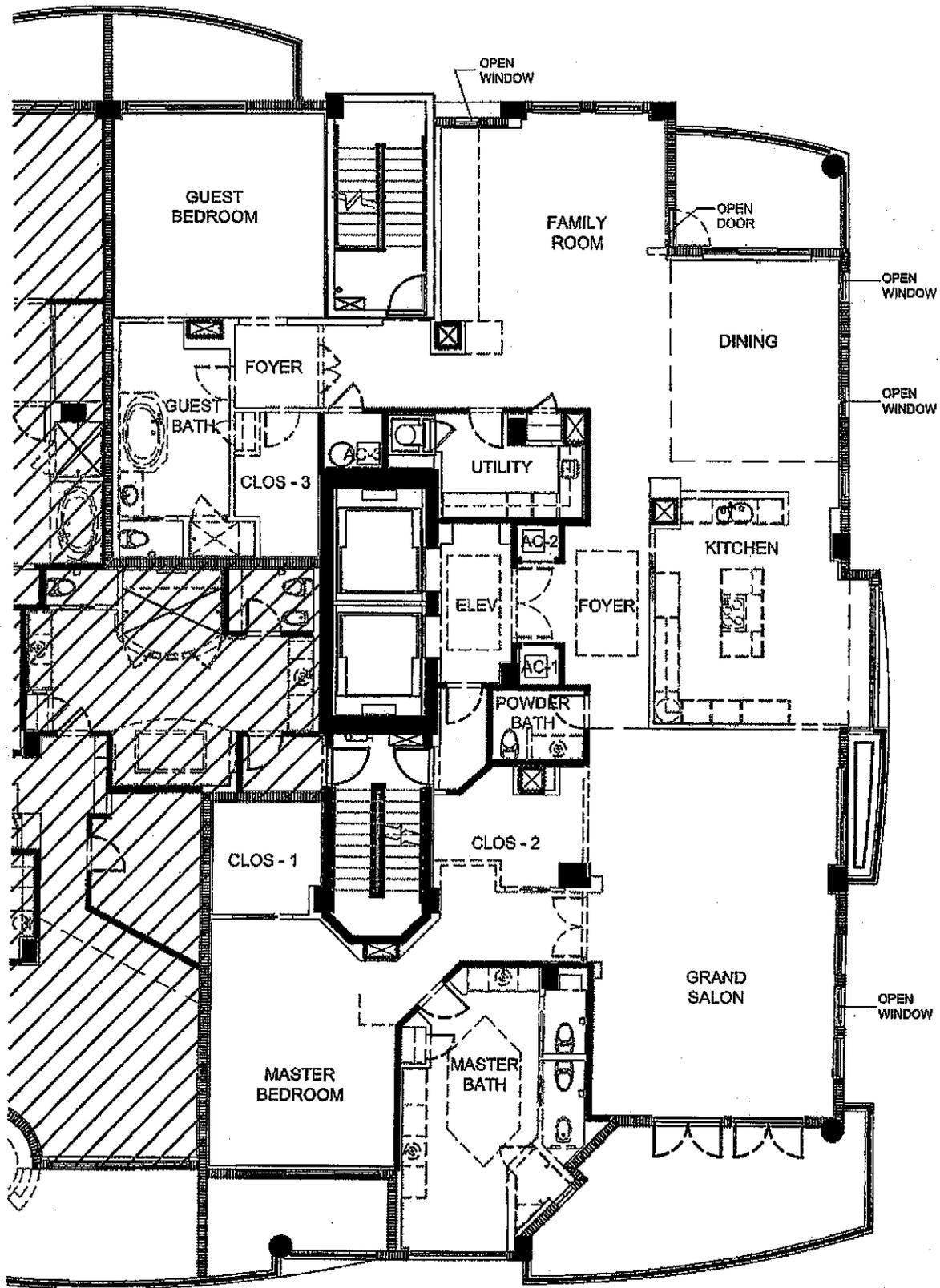
1. D&W Property Development will provide proof of insurance naming the Savoy on Palm Condominium Association and Richard & Leslie Rivera as an additional insured on our Commercial General Liability Policy. The insurance policy coverage for your project will equal \$1,000,000 each occurrence with a \$2,000,000 general aggregate limit.
2. **Every subcontractor** will also be required to carry the same Commercial General Liability coverage naming the Savoy on Palm Condominium Association, Richard & Leslie Rivera, and D& W Property Development, Inc. as additional insured.
3. **Every Subcontractor** will be required to sign a Subcontract Agreement which details stringent working requirements by D & W Property Development.
4. **Every subcontractor** will receive and sign a current copy of the Savoy on Palm Construction Rules and the Savoy on Palm Rules and Regulations for Owners. These two documents are attached to each subcontract as exhibits.
5. A full time superintendent will be onsite during demolition and construction. Having a full time superintendent onsite will aid in assuring all subcontractors, workers and vendors are "towing the line" with regard to the Savoy on Palms Rules and Regulations, limiting and controlling collateral damage, noise control, etc...

We look forward to working with you both again.

Please call me anytime should you have any additional questions or concerns. My cell phone is on 24/7.

Kind Regards,

Donald J. Bamford, Pres.
CGC License # 1509468



**PENTHOUSE 11B
DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"

The Savoy on Palm Rivera Residence – Penthouse 11B

Scope of Demolition

General Notes

Remove all tile flooring

Remove all wall base

Remove all interior doors, frames, casing, and door hardware. (Note all doors, frames, and hardware associated with fire egress/building life safety to remain as is.)

Remove all wall coverings

Remove all plantation shutters

Remove all security devices, keypads, motion detectors, cameras, and security related control panels.

Remove all light fixtures in track lighting. Secure and store for Owners re-use.

Remove all switch and outlet cover plates

***Note all sprinkler heads to remain at current locations. Protect and maintain all building fire alarm systems throughout duration of construction.**

Elevator Lobby

Remove wall finishes

Remove all tile flooring

Remove entry doors, frame, and hardware **(Entry doors to remain through out construction phase. New doors and lobby finishes will be last phase of project)**

Remove existing chandelier. Secure and store for Owner.

Remove security camera

Remove existing sconces

Entry Foyer

Remove ceiling mounted light fixture

Remove all wall covering

Remove wall base

Remove security monitor

Remove all tile flooring

Powder Bath

Remove all upholstery from walls

Remove wall base

Remove all tile flooring

Remove vanity cabinet

Remove granite vanity top with sink and faucet

Remove toilet and accessories

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Rivera Residence – Penthouse 11B

Grand Salon

- Remove wall base
- Remove all tile flooring
- Remove plantation shutters and all associated hardware.
- Remove motion detector
- Open existing window that was covered by previous Owner.

Master Bedroom

- Remove short leg of recessed track in Master Bedroom ceiling
- Remove plantation shutters and all associated hardware.
- Remove wall base
- Remove all tile flooring

Master Bath

- Remove wall base
- Remove all tile flooring
- Remove plantation shutters and all associated hardware.
- Remove all cabinets
- Remove all toilets
- Remove all vanity sinks and faucets
- Remove all granite counter tops
- Remove all wall tile and plumbing fixtures in shower
(Secure and store glass shower door for re-use by Owner)
- Remove all accessories (towel bars, toilet paper holders etc)

Master Closet -1

- Remove all wall covering
- Remove wall base
- Remove all tile flooring
- Remove all shelving, island unit and hang rods.
- Remove door panel and casing **(Maintain pocket door in wall assembly for re-use)**
- Remove existing full height mirror

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Master Closet -2

- Remove all wall covering
- Remove wall base
- Remove all shelving units and hang rods.
- Remove door panel and casing (**Maintain pocket door in wall assembly for re-use**)
- Remove existing full height mirror
- Remove all tile flooring

Kitchen

- Remove all cabinets
- Remove all granite counter tops and back splash
- Remove all appliances in kitchen **except refrigerator and wine cooler.**
(Move refrigerator and wine cooler to storage per Owners directive)
- *Note leave vent hood in place until further directive.**
- Remove all furr downs above upper cabinets
- Remove kitchen sink
- Remove faucet, secure and store for Owners re-use.
- Remove chandelier, secure and store for Owners re-use.
- Remove all wall covering
- Remove wall base
- Remove all tile flooring

Dining Room

- Remove chandelier
- Remove plantation shutters and all associated hardware.
- Remove tile floor
- Remove all wall covering
- Remove wall base
- Remove decorative wood screens. Secure and store for Owner.
- Open two existing windows that have been covered by previous Owner.

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Family Room

Remove built-in entertainment center back to building stair wall
Remove 4" dia. MR16 light fixtures. Secure and store for Owners re-use.
Open door to balcony that has been covered by previous Owner.
Remove all wall covering
Remove wall base
Remove tile flooring

Utility Room

Remove sink and faucet in utility room.
Remove all wall covering
Remove all wall base
Remove tile flooring

Guest Suite

Foyer

Remove paired doors, frame, and door hardware
Remove wall base
Remove tile flooring

Bedroom

Remove motion detector
Remove plantation shutters and all associated hardware.
Remove wood base
Remove tile flooring

Closet

Remove all closet shelving and hang rods
Remove door, frame, and door hardware
Remove wall base
Remove tile flooring

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Bath

Remove all cabinets

Remove all toilets

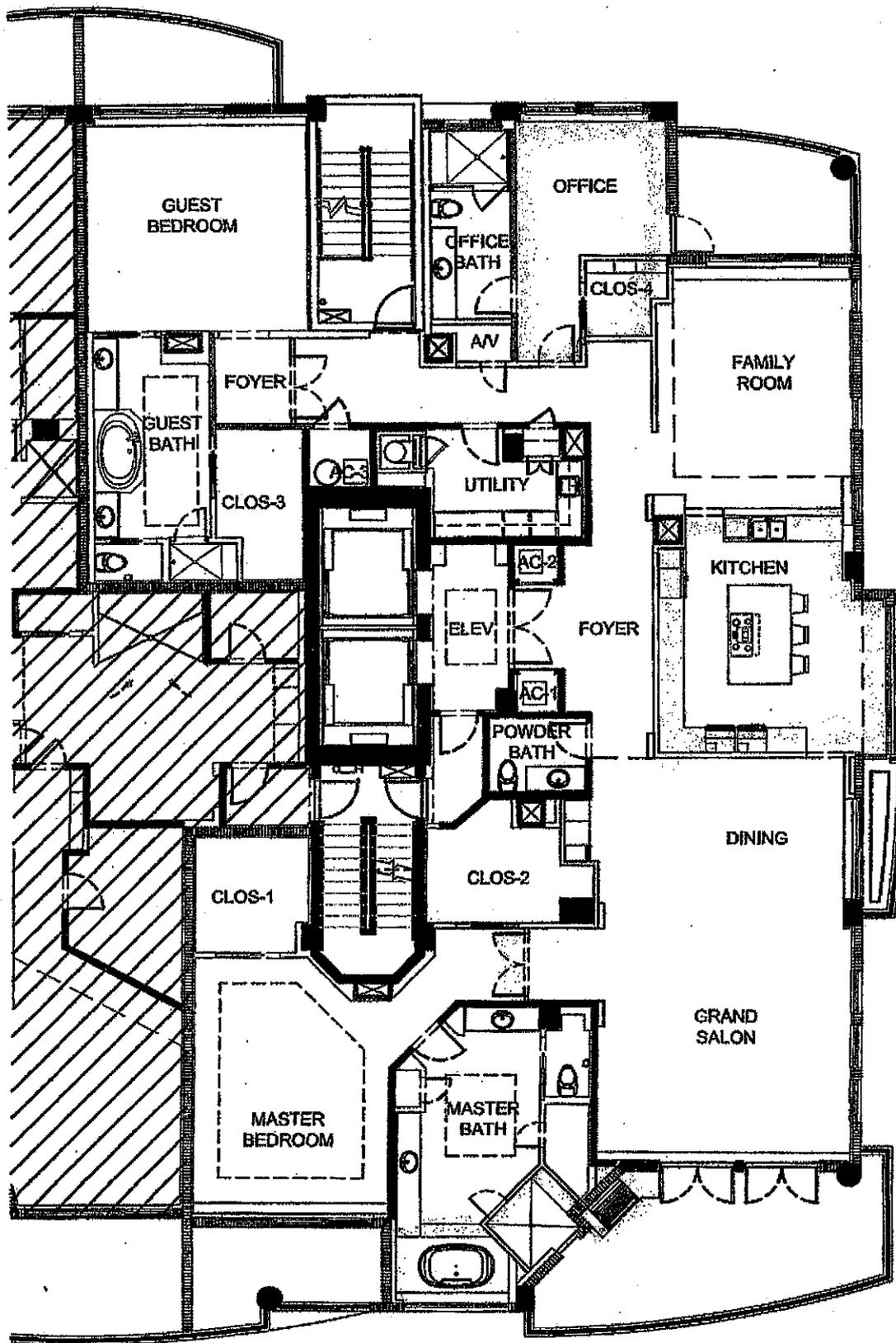
Remove all vanity sinks and faucets

Remove all granite counter tops and granite tub surround/deck

Remove all wall tile and plumbing fixtures in shower

(Secure and store glass shower door for re-use by Owner)

Remove all accessories (towel bars, toilet paper holders etc)



PENTHOUSE 11B
REMODEL PLAN

SCALE: 1/8"=1'-0"

The Savoy on Palm Rivera Residence – Penthouse 11B

Scope of Renovations

General Notes

Project Start Date: (Demolition) May 1st 2012

Project Completion: 5 to 6 Months from Permit, approx. November 2012

Elevator Lobby Finishes

Flooring; Porcelain Tile (various sizes), Glass Mosaic and Stone
Walls; Paint, Venetian Plaster
Millwork, Trim and Doors
Architectural; New Fire Entry Doors - Metal, Wood and Glass with Full Height Hardware

Foyer and Corridors

Flooring; Porcelain Tile
Walls; Paint and Wallcovering
Lighting; New and Existing
Millwork, Trim and Doors
Architectural; Close up entrance into Kitchen

Powder Room

Flooring; Porcelain Tile (various sizes)
New Vanity and Mirror
Walls; Paint Wallcovering, and Porcelain Tile
Lighting; New

Grand Salon

Flooring; Porcelain Tile (various sizes)
Walls; Acoustical wall panels, Paint
Lighting; New
Window Treatments; Motorized Solar Shades, Draperies, and Roman Shades
Millwork, Trim and Doors
Architectural; Add Bar, Open Up Window Previously Closed

Grand Salon Balcony

Architectural; Add Built In Grill and Exhaust, Repair Stucco as needed

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Rivera Residence – Penthouse 11B

Kitchen

Flooring; Porcelain Tile (various sizes)
Wall Finishes; Paint and Wallcovering
Lighting; New and Existing
Window Treatments; Motorized Solar Shades, Draperies, and Roman Shades
Millwork, Trim and Doors; All New
Appliances; All New
Architectural; Open Door into Dining from Kitchen, Relocate entrance into Kitchen from Keeping Room, Add bar counter between Kitchen and Keeping Room

Family / Keeping Room

Flooring; Porcelain Tile (various sizes)
Wall Finishes; Acoustical wall panels, Paint
Lighting; New and Existing
Window Treatments; Motorized Solar Shades, Draperies, and Roman Shades
Architectural; Add wall to Divide Keeping Room from Main Hallway, Open Two of the windows previously closed

Bedroom / Office & Bath

Flooring; Carpet, Porcelain Tile (various sizes)
Wall Finishes; Paint and Wallcovering
Lighting; New
Window Treatments; Motorized Solar Shades, Draperies, and Roman Shades
Architectural; Add Bathroom with New Vanity, Fixtures, and Shower. Add Closet. Open Door to Balcony
Millwork, Trim and Doors; All New

Guest Suite & Bath

Flooring; Carpet, Porcelain Tile (various sizes)
Wall Finishes; Paint and Wallcovering
Lighting; New
Window Treatments; Motorized Solar Shades, Draperies, and Roman Shades
Architectural; Bathroom with New Vanity, Fixtures, and Shower and Tub Surround. Remodel Closet.
Millwork, Trim and Doors; All New

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Master Suite & Bath

Flooring; Carpet, Porcelain Tile (various sizes)

Wall Finishes; Paint and Wallcovering

Lighting; New

Window Treatments; Motorized Solar Shades, Draperies, and Roman Shades

Architectural; Bathroom with New Vanity, Fixtures, and Shower and Tub Surround. Remodel His/Her Closets.

Millwork, Trim and Doors; All New