

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

February 7, 2013

Call to Order: The Savoy on Palm Board of Directors Meeting was held February 7, 2013 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 Wayne Ruben at 4:00 p.m.

Determination of a Quorum: Board Members present were Wayne Ruben, Peter Fanning, Dick Rivera, Bill Roe, and Nancy Lindeman. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Nancy Lindeman) to approve the minutes from the November 15, 2012 Board meeting and the minutes from the November 15, 2012 Organizational Meeting. Motion seconded by Dick Rivera. Motion passed unanimously.

President's Report: Mr. Ruben presented the attached report.

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

2. **MOTION** – (Nancy Lindeman) to accept the Treasurer's Report. Motion seconded by Peter Fanning. Motion passed unanimously.

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

The Board ensued in a discussion and asked questions regarding the painting and waterproofing contract and the recommendation of the air conditioning maintenance contract for the owners. The Board asked Bill Veal to check with Custom Air for a group rate for air conditioning maintenance. The Board also asked Bill Veal to check into pricing on a leak detecting alarm for the unit owners.

3. **MOTION** – (Bill Roe) to follow Bill Veal's recommendation to sign a contract with Artistry Painting at a total cost of \$106,407 to perform the painting and water proofing project. Motion seconded by Dick Rivera. The motion passed unanimously.

Mr. Ruben updated the Board on the noise issues with the elevator braking system. He also asked Mort Siegel to give an update to the Board and the owner's in attendance on the steps that have been taken and the cost to correct the noise issues. There was a discussion between the Board, Mr. Siegel, and the owner's in attendance. There was also a discussion by the Board to determine if this could be considered an elevator upgrade and paid from the reserve account.

4. **MOTION** – (Peter Fanning) to approve an expenditure of approximately \$5,828 to move forward with the sound mitigation plan on one elevator. If the results of the first elevator are determined by the Board to be acceptable, then a contract will be negotiated between The Savoy and Schindler to complete the same plan on the remaining three elevators. The second contract will be reviewed at a Special Board Meeting if needed. Motion seconded by Dick Rivera. Motion passed unanimously.

Facility Committee Report: Peter Fanning presented the attached report.

5. **MOTION** – (Peter Fanning) to replace all outdoor seating cushions with new cushions from KTM Custom Marine Canvas at a cost not to exceed \$8,800 and to be charged to the reserve account. Motion seconded by Nancy Lindeman. The motion passed unanimously.
6. **MOTION** – (Peter Fanning) to approve replacing all common area lighting that is on 24/7 with LED bulbs at a cost not to exceed \$3,500 with the expense coming out of the operating account. Motion seconded by Bill Roe. Motion passed unanimously.

The Board directed Bill Veal to seek out proposals to repair or resurface the counter top and the accessories in the 3rd floor Unisex Bath room on the third floor.

7. **MOTION** – (Bill Roe) to approve implementing a release of liability list to be signed by any owners that would like to have the staff deliver and leave packages in their foyer when an owner is not home. Motion seconded by Nancy Lindeman. Motion passed unanimously.

Finance Committee Report: Bill Roe presented the attached report.

8. **MOTION** – (Peter Fanning) to maintain the operating account at Gateway with less than \$250,000 and receive the .50% rate and remain full FDIC Coverage. Move all funds in excess of this amount to c1 Bank of St. Petersburg with money market accounts at .50%, ICS account at .50%, and 3 year CD/CDARS at .65%, and assure full FDIC coverage. Motion seconded by Dick Rivera. Wayne Ruben recused himself from voting on the motion due to his relationship with Gateway Bank. Motion passed unanimously.
9. **MOTION** – (Dick Rivera) to approve a reserve study update by Drew Isaac in the amount of \$500. Motion seconded by Nancy Lindeman. Motion approved unanimously.

Civic Activity Reports: Jerry Elden gave a brief update on the planting from the roundabout to the Savoy property. Peter Fanning gave an update on downtown happenings.

Old Business:

- Outdoor Furniture Cushion Replacement
 - This item was addressed and approved in motion #5 above.

New Business:

- Paint and Waterproof Contract
 - This item was addressed and approved in motion #3 above.

Owner Comments:

Bob Lindeman asked how often the garage doors are washed. Bill Veal advised that it would be taken care of as soon as possible. Mr. Lindeman also asked about blisters in roofing membrane. Bill Veal explained that the blisters on the roof are being taken care of by Crowther Roofing under a maintenance contract. There was discussion about the proper marking of the condensing units on the roof in their relationship with the air handlers in the unit.

Dina LaReau asked if the air vent in the first floor garage could be cleaned out. She also asked about the schedule of pressure washing the garage floors and when it would be completed. She also wants to be assured that the garage floors are cleaned on schedule.

Mr. Ruben announced that there will be a crane onsite on March 4th to deliver carpet to unit 1102, and the crane will also be onsite on March 11 and 12, 2013 to move other items into unit 1102.

Adjournment: There being no further business, the meeting was adjourned at 5:37 PM.

Dear Neighbors:

It is my pleasure to be serving on the Savoy Board of Directors again. This has been my home since its inception and I hope that with every ones help it will continue to be a gem in Sarasota.

I am delighted to welcome back to the board Bill Roe, Nancy Lindeman, Peter Fanning and new board member Dick Rivera. I am serving as Board President, Dick Rivera and Peter Fanning are serving as Co-Vice Presidents, Bill Roe is continuing as Treasurer, and Nancy Lindeman is also continuing as Secretary.

To date the Savoy is in excellent financial shape and is running like a well oiled machine, thanks to our excellent staff. We are looking forward to a good 2013. We have a wonderful sense of community that we continue to cultivate everyday. I would like to welcome our newest neighbors George and Lucy Malmberg in Unit 901. I would also like to wish our past president and wonderful neighbors Lynne and Marvin Gross an easy transition back up North. You both will be sadly missed.

I would like to take this opportunity to challenge owners who have not attended past board meetings to come out this year and volunteer to assist on any of our committees which help make the Savoy a better place to live.

All the best for a wonderful 2013,
Wayne Ruben
Board President

**Treasurers Report to
Savoy on Palm Board of Directors-February 7, 2013
(period: Jan 1, 2012 to December 31, 2012)**

Balance Sheet- Summary of Accounts	12/31/2011	12/31/2012
Assets		
Operating Accounts	\$159,776	\$131,785
Reserve Accounts	\$425,626	\$506,327
Prepaid Expenses (Insurance)	<u>\$43,802</u>	<u>\$45,183</u>
	\$629,205	\$683,296
Other Assets (Electric Deposit)	<u>\$2,297</u>	<u>\$10,100</u>
Total Assets	\$631,502	\$693,395
Current Liabilities		
Prepaid Maintenance Fees	<u>\$97,949</u>	\$96,444
Total Liabilities	\$98,009	\$96,533
Members Equity	\$533,493	\$596,862
Total Liabilities and Members Equity	\$631,501	\$693,395
<u>Income Statement</u>		
Net Cash Surplus for period	\$39,556	\$20,088
<u>Reserve Statement</u>		
Revenue, Transfers, & Interest	\$97,522	\$97,042
Expenses	\$21,464	\$15,742

Attachments:

- December and end of year, 2012 statement
- Gateway Bank 12/31/2012 Funds status report

The Savoy on Palm Condo Assoc., Inc.

Financial Statements

December 31, 2012

The Savoy On Palm Condo Assoc., Inc.

Balance Sheet

December 31, 2012

Assets

Current Assets

Gateway Bk-Petty Cash	\$ 847.87	
Cadence Bk-Oper Checking	2,053.95	
Gateway Bk-Oper Checking	104,101.06	
Gateway Bk-Payroll Checking	4,996.00	
Cadence Bk-Oper MMA	2.59	
Gateway Bk-Oper MMA	19,784.11	131,785.58
Gateway Bk-Rsv Checking	290,055.40	
Gateway Bk-Rsv MMA	188,449.09	
Vanguard-Rsv-MMA	1,261.73	
Vanguard-Rsv-Bond Fd	5,204.79	
Gateway Bk-Rsv CD-05/13	21,356.39	506,327.40
Prepaid Expenses	45,182.75	45,182.75

Total Current Assets

\$ 683,295.73

Fixed Assets

Furnishings & Equipment	11,782.63
Accumulated Depreciation	(1,683.00)

Total Fixed Assets

10,099.63

Other Assets

Total Other Assets

0.00

Total Assets

\$ 693,395.36

Liabilities & Members' Equity

Current Liabilities

Sales & Tourist Tax Payable	90.00	
Prepaid Maintenance Fees	96,443.62	
Total Current Liabilities		96,533.62

Long-Term Liabilities

Total Long-Term Liabilities

0.00

Total Liabilities

96,533.62

Members' Equity

Equity-Prior Year	533,492.56	
Year to Date Earnings	63,369.18	
Total Members' Equity		596,861.74

Total Liabilities & Members' Equity

\$ 693,395.36

The Savoy on Palm Condo Assoc., Inc.
Statement of Revenues and Expenses
For the One Month and Twelve Months Ended December 31, 2012

	/-----Monthly Activity-----/			/-----Year to Date-----/		
	Current Year Actual	Current Year Budget	Pos (Neg) Variance	Current Year Actual	Current Year Budget	Pos (Neg) Variance
Operating Revenue						
Maintenance Fees	\$ 37,473.00	\$ 37,473.00	\$ 0.00	\$ 449,676.00	\$ 449,676.00	\$ 0.00
Guest Suite Income	0.00	500.00	(500.00)	5,500.00	6,000.00	(500.00)
Interest Income	47.97	83.34	(35.37)	1,031.73	1,000.00	31.73
Other Income	0.12	8.34	(8.22)	515.89	100.00	415.89
Total Operating Revenue	37,521.09	38,064.68	(543.59)	456,723.62	456,776.00	(52.38)
Administrative Expense						
Audit & Tax Preparation	0.00	333.34	333.34	450.00	4,000.00	3,550.00
Division Fees	96.00	8.00	(88.00)	96.00	96.00	0.00
Employee Benefits	667.91	766.66	98.75	8,014.92	9,200.00	1,185.08
Fees, Dues, and Licenses	0.00	100.00	100.00	1,050.68	1,200.00	149.32
Legal Fees	0.00	166.66	166.66	125.00	2,000.00	1,875.00
Management Fees	968.00	791.66	(176.34)	9,270.00	9,500.00	230.00
Office Supplies, Postage, Print	252.90	183.34	(69.56)	1,995.41	2,200.00	204.59
Payroll Taxes	769.81	1,058.34	288.53	11,589.58	12,700.00	1,110.42
Professional Fees	0.00	83.34	83.34	450.00	1,000.00	550.00
Taxes-Income	600.00	125.00	(475.00)	3,149.00	1,500.00	(1,649.00)
Salaries & Wages	9,394.88	10,541.66	1,146.78	128,296.62	126,500.00	(1,796.62)
Total Administrative Expense	12,749.50	14,158.00	1,408.50	164,487.21	169,896.00	5,408.79
Building and Grounds Expense						
Elevator Contract	1,951.00	2,134.16	183.16	25,159.00	25,610.00	451.00
Equipment Contracts	4,163.21	1,250.00	(2,913.21)	12,539.32	15,000.00	2,460.68
Fire Alarm	238.30	358.34	120.04	2,902.41	4,300.00	1,397.59
Guest Suite Expense	0.00	41.66	41.66	53.48	500.00	446.52
Landscape Contract	0.00	700.00	700.00	6,300.00	8,400.00	2,100.00
Landscaping	0.00	583.34	583.34	5,890.68	7,000.00	1,109.32
Pest Control	392.00	200.00	(192.00)	2,352.00	2,400.00	48.00
Pool/Spa/Fountain Contract	595.00	570.00	(25.00)	7,140.00	6,840.00	(300.00)
Repairs & Replacements	207.00	833.34	626.34	12,817.48	10,000.00	(2,817.48)
Repair & Maint-Elevator	0.00	125.00	125.00	700.00	1,500.00	800.00
Repair & Maint-Interior Plants	304.90	41.66	(263.24)	441.86	500.00	58.14
Repair & Maint-Pool/Spa/Fount.	73.08	166.66	93.58	976.54	2,000.00	1,023.46
Repair & Maint-Fire Alarm	69.00	166.66	97.66	1,243.00	2,000.00	757.00
Repair & Maint-Landscape Other	0.00	125.00	125.00	1,118.08	1,500.00	381.92
Repair & Maint-Stormwater	0.00	12.09	12.09	125.00	145.00	20.00
Repair & Maint-Window Cleaning	60.00	358.34	298.34	3,920.00	4,300.00	380.00
Supplies-Cleaning	194.15	125.00	(69.15)	905.95	1,500.00	594.05
Supplies-Maintenance	115.23	333.34	218.11	4,341.97	4,000.00	(341.97)
Miscellaneous Expense	(9.99)	416.66	426.65	8,106.27	5,000.00	(3,106.27)
Total Building and Grounds Expense	8,352.88	8,541.25	188.37	97,033.04	102,495.00	5,461.96

The Savoy on Palm Condo Assoc., Inc.
Statement of Revenues and Expenses
For The One Month and Twelve Months Ended December 31, 2012

	/-----Monthly Activity-----/			/-----Year to Date-----/		
	Current Year Actual	Current Year Budget	Pos (Neg) Variance	Current Year Actual	Current Year Budget	Pos (Neg) Variance
Insurance Expense						
Insurance	5,908.00	6,041.66	133.66	70,199.00	72,500.00	2,301.00
Total Insurance Expense	5,908.00	6,041.66	133.66	70,199.00	72,500.00	2,301.00
Utilities Expense						
Telephone	667.36	641.66	(25.70)	8,059.35	7,700.00	(359.35)
Utilities-Cable TV	1,064.53	1,030.00	(34.53)	12,657.84	12,360.00	(297.84)
Utilities-Electric	3,439.06	3,333.34	(105.72)	39,136.35	40,000.00	863.65
Utilities-Gas	1,495.27	1,416.66	(78.61)	11,439.07	17,000.00	5,560.93
Utilities-Water/Sewer	3,022.84	2,791.68	(231.16)	32,771.46	33,500.00	728.54
Utilities-Trash/Recycle	69.80	110.43	40.63	852.76	1,325.00	472.24
Total Utilities Expense	9,758.86	9,323.77	(435.09)	104,916.83	111,885.00	6,968.17
Total Operating Expense	36,769.24	38,064.68	1,295.44	436,636.08	456,776.00	20,139.92
Excess of Operating Revenues Over Expenses	751.85	0.00	751.85	20,087.54	0.00	20,087.54

The Savoy on Palm Condo Assoc., Inc.
Statement of Revenues and Expenses
For The One Month and Twelve Months Ended December 31, 2012

	/-----Monthly Activity-----/			/-----Year to Date-----/		
	Current Year Actual	Current Year Budget	Pos (Neg) Variance	Current Year Actual	Current Year Budget	Pos (Neg) Variance
Replacement Rsv Revenue						
Maintenance Fees	3,491.00	3,491.00	0.00	41,881.00	41,881.00	0.00
Interest & Dividend Income	532.95	0.00	532.95	7,042.08	0.00	7,042.08
Total Replacement Rsv Revenue	<u>4,023.95</u>	<u>3,491.00</u>	<u>532.95</u>	<u>48,923.08</u>	<u>41,881.00</u>	<u>7,042.08</u>
Replacement Rsv Expense						
Depreciation Expense	1,683.00	0.00	(1,683.00)	1,683.00	0.00	(1,683.00)
Fire System	0.00	0.00	0.00	1,500.00	0.00	(1,500.00)
Furnishings & Equipment	(11,782.63)	0.00	11,782.63	0.00	0.00	0.00
Pool	0.00	0.00	0.00	2,458.44	0.00	(2,458.44)
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
Total Repl Reserve Expense	<u>(10,099.63)</u>	<u>0.00</u>	<u>10,099.63</u>	<u>5,641.44</u>	<u>0.00</u>	<u>(5,641.44)</u>
Excess of Replacement Reserve Revenues Over Expenses	<u>14,123.58</u>	<u>3,491.00</u>	<u>10,632.58</u>	<u>43,281.64</u>	<u>41,881.00</u>	<u>1,400.64</u>
Total Excess of Revenues Over Expenses	<u>\$ 14,875.43</u>	<u>\$ 3,491.00</u>	<u>\$ 11,384.43</u>	<u>\$ 63,369.18</u>	<u>\$ 41,881.00</u>	<u>\$ 21,488.18</u>

THE SAVOY ON PALM CONDOMINIUM ASSOCIATION, INC.
 RECONCILIATION OF OPERATING AND RESERVE
 FUND CASH TRANSACTIONS
 FOR THE QUARTER ENDED DECEMBER 31, 2012
 (UNAUDITED)

CASHREC1212

OPERATING ACCOUNTS

	Current Quarter		Year to Date	
	ACTUAL	BUDGET	ACTUAL	BUDGET
Opening Balance	\$121,041	\$0	\$160,376	\$0
Member Assessments	112,419	112,419	449,676	449,676
Interest Income	168	250	1,032	1,000
Guest Suite/Other Income	755	1,525	6,016	6,100
Operating Expenses	(110,038)	(114,194)	(436,636)	(456,776)
(Increase)/Decrease-Prepaid Expenses	11,550	0	(1,381)	0
(Increase)/Decrease-Other Assets	0	0	2,297	0
Increase/(Decrease)-Prepaid Maint Fees	19,829	0	(1,505)	0
Increase/(Decrease)-Other Liabilities	27	0	30	0
Due to/(from) Reserves	(23,965)	0	0	0
Transfers (to)/from Reserves	0	0	(48,119)	0
Ending Balance	<u>\$131,786</u>	<u>\$0</u>	<u>\$131,786</u>	<u>\$0</u>

RESERVE ACCOUNTS

	Current Quarter		Year to Date	
	ACTUAL	BUDGET	ACTUAL	BUDGET
Opening Balance	\$472,149	\$0	\$425,026	\$0
Member Assessments	10,470	10,470	41,881	41,881
Interest Income	2,200	0	7,042	0
Reserve Expenses-less Depreciation	9,325	0	(3,958)	0
(Increase)/Decrease-Fixed Assets	(11,783)	0	(11,783)	0
Due to/(from) Operating	23,965	0	0	0
Transfers (to)/from Operating	0	0	48,119	0
Ending Balance	<u>\$506,326</u>	<u>\$10,470</u>	<u>\$506,327</u>	<u>\$41,881</u>

GatewayBank of Southwest Florida

Proposed by Bill Roe. Reflects current
Balances held at Gateway Bank on
12/31/12

Client
The Savoy on Palm
Investment
634,244.62
Liquidity Target
250,000.00
Insurance Coverage
100.00%
Yield Objective
1.20%

Allocation	Deposit Product	Ledger Balance	Avg Available Balance	Rate 1	APY	Number of Days	Weighted Avg Days	Minimum 1st Year Availability	Liquidity
11.1%	Premier Checking (Free)	169,487.15	62,743.12	0.00%	0.00%	90	1	62,743.12	62,743.12
2	Premier Checking (Free)	4,996.00	5,798.65	0.00%	0.00%	90	1	5,798.65	5,798.65
3	Premier Checking (Free)	847.87	316.87	0.00%	0.00%	90	1	316.87	316.87
4	Premier Checking (Free)	290,055.40	265,934.39	0.00%	0.00%	90	1	265,934.39	265,934.39
5	MMDA	19,784.11	19,733.44	3.09%	3.24%	90	1	19,733.44	19,733.44
6	MMDA	188,449.09	187,966.42	3.09%	3.24%	90	1	187,966.42	187,966.42
7	24-Month	20,625.00	20,625.00	1.74%	1.76%	730			
100.0%		634,244.62	563,117.89	1.20%		1.13	1	542,492.89	542,492.89
						0.31	0.03		
						Years	Months		

Fully Insured
The total of MMDA & CDs needs to be \$5250,000 for full FDIC Insurance. As shown, these accounts are fully insured.

The pricing of the Special Negotiated MMDA is based on a formula to achieve a 1.20% relationship blended rate based on Avg Available Balances. The rate is reviewed and adjusted monthly. The 2-year CD shown above is the existing CD at Gateway Bank of Southwest Florida. Early withdrawal penalties would apply to any withdrawals from CDs. CD rates shown are based on current rates, are subject to change, and are not guaranteed to remain in effect.

This example is based on current FDIC insurance rates. Non-interest bearing deposits such as Premier Checking have unlimited insurance until 12/31/2012. If the rule is allowed to expire, Gateway will assist in placing deposits in CDARS or with other Gateway Banks to maintain full deposit insurance. Funds moved to CDARS or other Gateway Banks will affect the rate on the Special Negotiated MMDA per the formula.

PLEASE NOTE:

- Due to Tiered Rates, Allocation changes may require rate adjustments.
- Model calculates rate not APY.
- Weighted average rate is based on deposits maintained for 1 year term.
- Minimum average term is the shortest weighted average term that funds would be fully available without penalty.
- Weighted average rate will not be realized if funds withdrawn before the end of total term.
- Full Disclosures will be provided at time of account opening.



The Savoy on Palm Condominium Association, Inc.
Building Manager's Report
2/7/2013

- **Elevators**

- We have had several issues with the elevators on the South side of the building. The problems began with a failed drive controller on elevator #3. When the drive controller went down, it took out several other communication boards as well. Schindler was very responsive and diligent in getting the problems corrected. They also brought in a field engineer to follow up on all of the repairs that had taken place. The engineer is in the process of having a few other components upgraded as well, all of the repairs made were included as part of our service contract with Schindler.
- Schindler has provided a proposal to do a mock up on one elevator with the sound proofing materials that were recommended by CE Acoustics. The amount of the proposal for the labor to install is \$4,518. The cost of the panels will be approximately \$1,500. If the results are satisfactory and we choose to install the soundproofing to the other 3 elevators, Schindler will reexamine its quote based on the amount of time it took to install the first set, hopefully reducing the labor costs.

- **Paint and Waterproofing Project**

- We currently have 4 proposals for the exterior paint project. The companies that were asked to bid and there proposed prices are:
 - Artistry Painting (\$104,567)
 - Service Painting (\$122,296)
 - R. L. James (\$158,245)
 - Renovations & Pro Coatings (\$169,171)
- My recommendation to the Board is attached.

- **Pool Water Line**

- We recently had a substantial leak in the rear of the building caused by a corroded galvanized pipe that supplied water to the auto fill for the pool and spa. The line has been replaced with pvc, and I have requested a credit from the Sarasota Utility Department.
- We also had a faulty auto fill valve on the pool which has also been replaced.

- **Paver Repairs**

- I have contacted Pat O'Hara Pavers to come out and do some repairs to the pool area pavers as there are some areas that have settled again. He is trying to fit us into his schedule.

- **Common Area A/C Maintenance**

- The annual full maintenance has been performed on all units. We had one unit that needed a repair to prevent the unit from freezing up and causing damage.
- I would like to recommend to all owners that if you do not have a maintenance contract on you're a/c units that you look into getting one. The units are starting to age and problems will arise from time to time that could cause major damage if they are not properly maintained.

- **Employee Handbooks**

- The handbooks have been distributed to all staff members.

Respectfully Submitted,

Bill Veal

The Savoy on Palm

Painting & Waterproofing
Summary & Recommendations

Paint Specification –

- The paint specification was written by Richard Moyer of Scott Paint. All Contractors invited to bid were asked to provide a proposal based on the provided specification. I also asked each contractor to include any other recommendations and prices to complete any other paint or waterproofing work that may have been overlooked by Scott Paint and myself.
- Items included in the specification are
 - o Caulking of all interior corners of stucco
 - o Caulking of all balcony railings at stucco
 - o Caulking of all balcony tile where tile meets stucco
 - o Caulking of all windows and sliding glass doors
 - o Elastomeric Waterproof Sealer & Paint applied to all exterior stucco surfaces on entire building
 - o Crack repairs to stucco
 - o Prep and painting of steel frame work above main entrance to building
 - o Prep and painting of gazebo and grill area, including re-coating the membrane on the roof.
 - o Prep and painting of the pool and north side site wall
 - o Prep and Painting of cement floors that are under the gazebo and at the pool entrance to the building.
 - o Prep and painting of all exterior surfaces of the service doors located on the roof, 3rd floor, 2nd floor, and the ground level.
 - o 7 year Plastiflex labor and material warranty, 5 year Plastiflex mildew warranty
- The contractors that were invited to bid are all General Contractors (except Service Painting). If any unforeseen restoration work is found during the project a GC would be required to perform the restoration work.

Paint Contractor Information –

- **Artistry Painting Company, Inc.**
 - o Locally owned and operated, in business for over 20 years.
 - o Excellent References, with one being personally known.
 - o Made a total of 5 site visits with approximately 25 hours onsite to gather bid information
 - o Base price based on Scott Specifications - **\$105,763**
 - o Other recommendations not included in Scott Specifications
 - Prep & paint front fountain \$144
 - Prep & Paint fire hose connections and generator exhaust pipe \$90
 - Prep & Paint 21 light fixtures on roof and roof terrace \$210

The Savoy on Palm

Painting & Waterproofing
Summary & Recommendations

- Service Painting Florida

- In business for 30 years. Offices in Sarasota, Ft. Meyers, and Miami.
- Excellent references for the most part. I did receive one negative reference on a major waterproofing project on Longboat Key that was completed 2 years ago; they are still completing warranty issues on the buildings. This reference came from someone personally known to me.
- Made a total of 2 site visits with approximately 5 hours onsite to gather bid information.
- Base price based on Scott Specification - **\$131,522**
- Other recommendations not included in Scott Spec – none

- RL James, Inc.

- Locally owned and operated, in business for 20 years.
- Excellent References, with personal experience working on several properties with them.
- Made a total of 1 site visits with approximately 4 hours onsite gathering bid information. Also requested plans to be emailed to gather remaining information.
- Base price based on Scott Specifications - **\$158,285**
- Other recommendations not included in Scott Specifications
 - Apply additional coat off Scott 420 over elastomeric coating on all living walls to extend the life span of elastomeric coating. \$17,325

- P&R Renovation and Pro Coatings

- Company based out of Clearwater, FL. In business approximately 16 years
- Excellent References, but none personally known
- Made a total of 1 site visits with approximately 6 hours onsite gathering bid information. Also requested plans by email to gather remaining information.
- Base price based on Scott Specifications - **\$169,171**
- Other recommendations not included in Scott Specifications
 - None

My Recommendation –

I have a lot of history with and would normally recommend RL James based on past experience, but based on this bidding experience, the amounts of time actually spent onsite, and the size of the project, I recommend that the Board award the contract to Artistry Painting Company based on the following:

- Price
- Experience & References
- Amount of time onsite gathering information. Bruce Grover is the Vice President of the company; he was personally onsite for the majority of the time spent at The Savoy. He will also

The Savoy on Palm
Painting & Waterproofing
Summary & Recommendations

be the contact person should any problems arise during the project. Bruce alone has over 30 years' experience in the field.

This project is going to take approximately 2 to 3 months to complete, with an approximate start date at the beginning of June.

Facilities Committee Report to the Savoy Board – February 7, 2013

1. Bea Elden update on the Landscaping at the Savoy including:

- All of the 2012 Objectives for landscaping and landscaping improvements were achieved.
- The sod replacement program for the North end of the property just beyond the drive will be delayed until Spring.
- Firecracker plants will need to be replaced along the 3rd floor balcony. They have a 5-7 year lifespan which is just about where we are. Bea will work with Bill to replace these plants with the same or something similar after the painting project is finished.
- The tree just to the North of the South Drive entrance IS alive and may re-leave later to adjust for its transplanting.
- Bea and the Committee ask the Board to approve getting a cost proposal for additional lighting at the property between the North Driveway and the wall/fence of the United Garage's parking lot. The proposal with Committee's recommendations will be brought back to the Board at a future meeting.

2. In the Finance Committee's report to the Board of October 18, 2012 which was accepted by the Board, there was a provision to replace all the cushions for outdoor seating at a cost of \$8,464.00. **The Committee requests that this item be approved separately to be funded by the Reserves. Thus, the Chair of the Committee moves that all cushions for the outdoor seating be replaced by KTM Custom Marine Canvass at a cost not to exceed \$8,800.00 to be charged to the Reserves account.**

3. The Committee approved Bill Veal's request to replace all 24/7 light bulbs with LED bulbs. Such action will result in a significant cost savings for the Savoy with First Year Savings being approximately \$1,867.00 and a 3 year savings \$9,947.00. The Finance Committee approved this proposal as well. **The Chair of the Committee moves that the Board approve replacing all 24/7 light bulbs that are not already LED bulbs with Led light Bulbs at a cost not to exceed \$2,800.00.**

4. The Committee recommends that the Board approve the replacement of the amenities in the Unisex Bath of the 3rd Floor Library, including the paper towel holder, soap dish and counter top at a cost not to exceed \$250.00.

5. The Committee recommends that the Board approve drafting a Release from liability of the Savoy and its personnel in order to allow them to deliver items to an owner's elevator foyer when the owner is not home.

**Finance Committee
Report to Savoy Board of Directors
February 7, 2013**

Financial Statements

As reported to the Board at the Feb, 2012 meeting and approved at the Oct 2012 meeting, we plan to move forward with the Audit of the 2012 Statements. The cost will be \$3,750 for the Audit plus \$200 for the Tax Return. We have identified the Auditor to be Tyac, CPA of Sarasota. We have included \$4,000 in 2013 Budget for this work.

Investments

-All Savoy monies are presently at Gateway Bank. The 1.20% rate plan expired on Jan 31, 2013 and the current rate has moved down to .50% for all monies and FDIC coverage is limited to \$250,000 per named account holder.

Given this change and after much research, the Finance Committee recommends;

- Maintaining the Operating Account at Gateway with less than \$250,000 and receive the .50% rate. Assure full FDIC coverage
- Move all funds in excess of this amount to c1 Bank of St Petersburg
Money Market Accounts @.50%(\$50,000 min balance)
ICS Account at .50% (fully liquid)
3 Year CD/CDARS at .65% (one-time, no penalty withdrawal)
Assure full FDIC coverage

Note: c1 Bank has an office in Bradenton and opening one on Main St, Sarasota within a month.

Budgeting

2013 Budget approved at 11/15/2012 Annual Meeting.(See attached 2012/2013 Summary)

Transfer of \$39,555 surplus cash from 2011 operations to 2013 Reserve Account also approved at 11/15/2012 Annual Meeting.

Workers Comp, Social Committee, and Generator Fuel will be shown as a separate line items in the 2013 Budget and Operating Statements beginning Jan 1, 2013.

Insurance

Insurance renewals begin 5/31 with all Policies except Flood Insurance renewed by the end of July. We will ask Brown & Brown to investigate the market for the best rates, coverage, and underwriters in the renewal process.

Reserves

The Reserve Plan for 2013 includes the following major items:

- Painting entire Building, Wall, and Cabana in June, 2013- \$100k
- Replacement of cushions on pool furniture - \$8.5k
- Elevator floor replacement - \$6.5k

A Reserve Study to be performed by Drew Isaacs at an expense of \$500 needs Board authorization.



Certified Public Accountant

Member: American Institute of Certified Public Accountants • Florida Institute of Certified Public Accountants

February 6, 2013

The Board of Directors
Savoy on Palm Condominium Association, Inc.
401 So. Palm Ave, #801
Sarasota, Florida 34236

The Objective and Scope of the Audit

You have requested that we audit the financial statements of Savoy on Palm Condominium Association, Inc., which comprise the balance sheet as of December 31, 2012, and the related statements of revenues, expenses and changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

The document we submit to you will include supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB). Although we will apply certain limited procedures with respect to the required supplementary information, we will not audit the information and will not express an opinion on it. Also, the following supplementary information accompanying the financial statements will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole.

- 1) Schedule of Replacement Fund Activity.
- 2) Schedule of Operating Fund Expenses.

Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Management Responsibilities

Our audit will be conducted on the basis that management and those charged with governance acknowledge and understand that they have responsibility:

- a. for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error,
- c. to provide us with:
 - i. access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. additional information that we may request from management for the purpose of the audit; and
 - iii. unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence, and
- d. for making all management decisions and performing all management functions; for designating an individual with suitable skill, knowledge, or experience to oversee the tax services and any other nonattest services we provide; and for evaluating the adequacy and results of those services and accepting responsibility for them.

As part of our audit process, we will request from management and those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Other Engagement Matters

We will also prepare the Association's federal income tax return for the year ended December 31, 2012.

Professional standards require us to be independent with respect to the Association in the performance of our services. Any discussions that you have with personnel of our firm regarding employment could pose a threat to our independence. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence.

Audit Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third party service provider. Furthermore, we will remain responsible for the work provided by any such third party service providers.

GAAS require that we communicate certain additional matters related to the conduct of our audit to those charged with governance. Such matters include (1) our responsibilities under auditing standards generally accepted in the United States of America; (2) an overview of the planned scope and timing of the audit; (3) significant findings from the audit, including, among others: (a) the initial selection of and changes in significant accounting policies and their application; (b) the process used by management in formulating particularly sensitive accounting estimates and the basis for our conclusions regarding the reasonableness of those estimates; (c) significant difficulties that we encountered in dealing with management related to the performance of the audit; (d) audit adjustments that could, in our judgment, either individually or in the aggregate, have a significant effect on your financial reporting process and uncorrected misstatements of the financial statements that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole; (e) any disagreements with management, whether or not satisfactorily resolved, about matters that individually or in the aggregate could be significant to the financial statements or our report; (f) management representations; (g) our views about matters that were the subject of management's consultation with other accountants about auditing and accounting matters; (h) major issues that were discussed with

management in connection with the retention of our services, including, among other matters, any discussions regarding the application of accounting principles and auditing standards, and if applicable, events or conditions indicating there could be a substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time; and (4) other matters as considered necessary or required to be communicated under professional standards.

We understand that your employees will prepare all cash, receivables, and other confirmations we request and will locate any documents selected by us for testing.

Andrew Tyack is the engagement leader and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

You are also responsible for notifying us in advance of your intent to print our report, in whole or in part, and to give us the opportunity to review such printed matter before its issuance. With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document. You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

We estimate that our fees for these services will be \$3,750 for the audit and \$200 for the tax return. You will also be billed for out-of-pocket costs. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

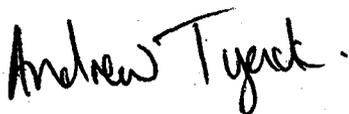
You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

Reporting

We will issue a written report upon completion of our audit of Savoy on Palm Condominium Association, Inc.'s financial statements. Our report will be addressed to the board of directors of Savoy on Palm Condominium Association, Inc. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

We appreciate the opportunity to serve you. If you have any questions, please contact us. Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements, including our respective responsibilities.

Sincerely,



Andrew Tyack, CPA, CFE

RESPONSE:

This letter correctly sets forth the understanding of ***Savoy on Palm Condominium Association, Inc.***

Officer Signature:

Title:

Date

Savoy Investment Information Feb 1, 2013

Currently:

All monies fully insured (ended Dec 31,2012) and receive a 1.2% interest rate(ending Feb 1, 2013).

FDIC Coverage:

Beginning Jan 1, 2013-Max insurance coverage is \$250,000 per named account

Investment Opportunities and Proposals:

Gateway Bank (Rick Zimmerman 941 306.0107)

- .50% blended rate for all monies at Gateway (.15% Premium over other customers)
 - ICS yield is .35% and is fully liquid and with no limit of placement. Works with Cash Sweep.
 - CDARS 52 week = .25%
 - 2 yr = .45%
 - 5 yr = .70%
- (Gateway will manage all monies to assure full FDIC coverage)

Cadence Bank(Association Division-Reva Jackson 941.365.5934)

- Money Market =.35%
- 52 week CD =.40%

Florida Community Bank(Pat Manson-Curran 941.364.4103)

- Money Market =.50% (with deposit relationship)
- 1 yr CD =.60% (with deposit relationship)

Sabal Palm Bank (Neil McCurry 941.374.2643)(w/be establishing a Homeowners Assoc. Div)

- Money Market =.20%
- 12 Month CD =.40%
- 18 Month CD =.50%

C1 Community Bank (Bill Sedgeman, 877.266.2265 & Konstanza Beverly (941) 764-4204)

- Money Market = .50%(minimum balance required = \$50K)
- ICS = .50% (insured to \$30mm)
- CDARS

- 1 yr = .25%
- 3 yr = .65% (one time penalty-free withdrawal available)

(Note: Would like a Banking relationship account. MM account will qualify.
Will be opening a Sarasota office in March, on Main Street)

Note: Sallie Mae Bank, Ally Bank, Amex Bank only accept personal accounts with personal Tax IDs

Headquarters
100 5th Street South
St. Petersburg, FL 33701

Contact: Trevor R. Burgess

Title: Chief Executive Officer

Date: Wednesday, January 30, 2013

C1 Bank Announces \$12.6mm Profit for 2012, a Record in the Bank's History C1 Bank Lends Over \$205mm During 2012

ST. PETERSBURG, FL - C1 Bank announced today that it had net income for the year ended December 31, 2012 of \$12.6mm. Results benefitted from increased lending activity as C1 Bank extended over \$205mm in loans to our community up from over \$150mm in loans in 2011 and over \$80mm in loans in 2010. Surging residential mortgage demand along with a record year for the C1 Bank's SBA program helped enhanced the bottom line. The bank's success over the past three years, along with its prospects for the future, meant that its deferred tax asset was recaptured in December 2012.

"What is most exciting about our 2012 results is the client focused momentum energizing all of our employees. We helped hundreds of new clients borrow the money they need with loans for their business or their family. We helped thousands of new clients save for their future, managing their business or family needs, through our simple yet sophisticated checking, savings and money market products," said CEO, Trevor Burgess.

C1 Bank has previously announced its entrance into the Miami-Dade market with a loan production office and a corporate partnership with the Miami HEAT. Alan Randolph, Miami Market Manager for C1 Bank said, "We are off to a great start in Miami, our first loans have already been approved and we look forward to building our client base one client at a time, all the while focused on first-class service."

President and Vice Chairman, Katie Pemble, noted: "Our clients are energized by the economic recovery and we are laser focused on helping them meet their financial ambitions. We are one of the only banks in the State that is able to make quick, local lending decisions on loans up to \$23 million."

Highlights:

- Net Income for 2012 was \$12.6 million up from \$5.6 million in 2011
- Total assets at December 31, 2012 were \$937 million up from \$729 million at December 31, 2011
- Total employees at December 31, 2012 were 210 up from 153 at year-end 2011

Capital Ratios:

C1 Bank's capital ratios exceed all regulatory guidelines required to be considered well capitalized.

Ratio	C1 Bank 12/31/12	Regulatory "Well Capitalized"
Tier 1 Leverage	10.15%	5.00%
Tier 1 Risk-based capital	11.98%	6.00%
Total Risk-based capital	12.47%	10.00%

ABOUT C1 BANK:

C1 Bank is a local, independent bank that serves thousands of sophisticated savers and borrowers from 21 locations in Tampa Bay, a loan production office in Miami and online at www.C1Bank.com. C1 Bank is a leader in checking, savings and money markets, residential mortgages, business loans, SBA loan programs, and association and treasury services. C1 Bank is the Official Bank of the Tampa Bay Buccaneers, the Official Bank of the Outback Bowl and a Corporate Partner of the Miami HEAT.

C1 Bank services include:

- Full Service Checking, Savings and Money Market depository products for consumers and businesses
- Residential mortgages, includes 30 years fixed, jumbo, NRA and portfolio loan products, all approved with quick local decision making
- Business loans and commercial real estate loans, up to \$23 million, to assist local businesses grow
- Small Business Administration loans, up to \$5 million – C1 Bank is a Preferred Lender and is consistently ranked as one of the region's top SBA lenders
- Emerald Banking is dedicated a team of bankers who serve physicians, lawyers, accountants and other professionals
- Association and Treasury Services - providing lockbox services to condominium associations and other businesses in need of sophisticated treasury management solutions

William Roe

From: Konstanza Beverly <Konstanza.Beverly@c1bank.com>
Sent: Wednesday, February 06, 2013 4:11 PM
To: broe@usinternet.com
Subject: C1 Bank Info
Attachments: CDAR Info.pdf; ICS Info++.pdf

<http://www2.fdic.gov/idasp/main2.asp>

The above site will take you to the FDIC site with our current info, such as asset figures, history, etc.

Bauer ranks us a 3 star bank – this is due to us acquiring community banks before the FDIC closes their doors. Which means unlike the banks that FDIC (meaning FDIC covered the bad loans) closed and then were obtained by another institution (who didn't get the non-conforming assets just the good stuff and deposits) – we on the other hand work with FDIC (which saves \$\$\$ on this insurance) to buy the bank before it goes under – thus inheriting the good, bad and ugly. We are very well capitalized (which is why we are approached by FDIC) and still make a profit while working through the acquired debt. However – Bauer must use the same criteria across the board and that effects our rating.

When you look at our history – you will see we were a troubled community bank and have turned ourselves around. We continue to grow and look to be the community bank throughout Florida.

If there is anything I can get you please do not hesitate to contact me.

Konstanza



Konstanza Beverly
Business Development Officer, VP

(941) 764-4204
www.c1bank.com



CONFIDENTIALITY NOTICE: This e-mail, intended only for the addressee(s), is confidential and may contain certain personal information. Any dissemination or use of this e-mail by anyone other than an intended recipient is strictly prohibited. If you are not a named recipient, you are prohibited from any further viewing of the e-mail or any attachments or from making any use of the e-mail or attachments. If you believe you have received this e-mail in error, please notify the sender immediately and permanently delete the e-mail, any attachments, and all copies thereof from any drives or storage media and destroy any printouts of the e-mail or attachments.



Konstanza Beverly
 Vice President
 Business Development Officer
 www.C1Bank.com
 Tel (941) 764-4204
 Fax (941) 795-0022

The Safer Way
 to Bank.

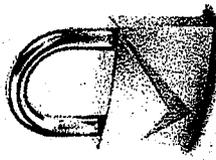
Product	Limitations
Noninterest-bearing checking accounts	Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest
Interest-bearing checking accounts	Earn interest, but funds are insured only up to \$250,000 per insured capacity per bank
Repurchase sweeps	May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance
Collateralized deposits	Administrative tracking problem can be more onerous than with repo sweeps, and only certain types of deposits can be collateralized
Money market mutual funds	Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government



What is ICS?

Through ICS, the Insured Cash Sweep service, you can access multi-million-dollar FDIC insurance on savings deposits, earn interest, and periodically withdraw funds.

How can ICS benefit you?



Enjoy peace of mind. Feel good knowing that your funds are eligible for protection that's backed by the full faith and credit of the federal government.

Earn interest. Put excess cash balances to work in interest-bearing savings accounts (money market deposit accounts).

Maintain access to funds. Withdraw ICS funds up to six times per month.

Rest assured. Know that you can check balances and other information online, 24/7.

Save time. Work directly with just one bank.

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. The ICS logo and its Pays to Be Safe are service marks of Promontory Interfinancial Network, LLC.

How does ICS work?

By working directly with just our bank - the bank you know and trust - you can obtain protection through many. Plus, you receive one monthly statement. It's that simple.



Deposits are sent to other banks in amounts below the standard FDIC insurance maximum.

Bank 1
FDIC
\$250,000
in principal
and interest

Bank 2
FDIC
\$250,000
in principal
and interest

Bank n
FDIC
\$250,000
in principal
and interest

How can you take advantage of ICS?

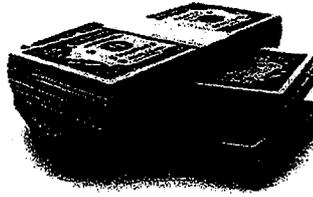
Call us today! Let's talk about how ICS can work for you, and how you can enjoy peace of mind, yield, and flexibility - all at the same time.

With ICS, you can access FDIC insurance on your large savings deposits.



What is CDARS?

CDARS® is the Certificate of Deposit Account Registry Service®. And it's the easiest, most convenient way to access FDIC insurance on large deposits.



Why is that?

One Bank

Everything is handled through our bank. Your large deposit is broken into smaller amounts and placed with other banks that are members of the CDARS Network. Then, those banks issue CDs in amounts under the standard FDIC insurance maximum, so that your investment is eligible for FDIC protection. By working directly with just one bank — our bank — you can receive insurance through many.



One Rate

You earn one rate per maturity on your entire investment — so you can forget about multiple rate negotiations and the need to consolidate multiple disbursement checks.

One Statement

You receive one regular account statement listing all of your CDs, along with their issuing banks, maturity dates, interest earned, and other details. With CDARS, there's no need to manually consolidate statements, or track changing collateral values on an ongoing basis.

It's that simple.

How does CDARS WORK?

When you're ready to take advantage of CDARS, here's what happens:

- 1 You enter into one agreement.**
You sign one simple CDARS Deposit Placement Agreement with us.
- 2 You select an interest rate and a maturity from our offering.**
Based on our current CD options, you agree to a rate and a maturity that best match your investment goals.
- 3 Funds are deposited.**
Using CDARS, we submit your funds for placement at member banks.
- 4 CDs are issued.**
Member banks issue CDs in denominations under the FDIC maximum, so your investment is eligible for FDIC coverage.
- 5 Confirmation is received.**
You receive written confirmation of your deposits and a listing of all of your CDs.

That's it! Using CDARS is just that easy.

How can CDARS HELP YOU?

In short, any organization or individual who wants to combine the convenience of working directly with a single bank with the security of FDIC insurance can benefit from CDARS.

Businesses, Non-Profits, and Public Funds¹

- Earn CD-level returns, which may compare favorably with those of Treasuries and other high quality investments.²
- Satisfy your requirements for insured deposits.
- Enjoy the time-saving conveniences associated with one agreement, one interest rate per maturity, and one regular statement.
- Eliminate the need to track changing collateral values on an ongoing basis (public fund clients with collateralized deposits only).
- Make the full amount of your deposit available for lending in the local community.³
- Avoid having uninsured deposits to footnote in financial statements.⁴

Advisors of All Types: Trustees, Trust Officers, Lawyers, Accountants, Financial Advisors/Planners, and Other Fiduciaries

- Earn CD-level returns, which may compare favorably with those of Treasuries and other high quality investments.²
- Consolidate each client's large-dollar deposit into one regular account statement.
- Consolidate each client's interest disbursements.
- Help each client avoid the hassles associated with directly managing multiple bank relationships.

Individual Investors

- Earn CD-level returns, which may compare favorably with those associated with money market funds and other fixed-income investments.²
- Capitalize on the time-saving conveniences associated with easy, consolidated statements.
- Make large deposits eligible for FDIC coverage without running around town to open accounts at multiple banks and without opening accounts under various insurable capacities.

[1] If you are subject to restrictions with respect to the placement of funds in depository institutions, it is your responsibility to determine whether the placement of your funds through CDARS satisfies those restrictions.

[2] Consult with your account manager or one of our customer service representatives regarding rates.

[3] Because deposited funds are exchanged on a dollar-for-dollar basis with other banks in the Network, we can use the full amount of a deposit placed through CDARS for local lending, satisfying some depositors' local investment goals or mandates. Alternatively, with a depositor's consent, our bank may choose to receive fee income instead of deposits from other banks. Under these circumstances, deposited funds would not be available for local lending.

[4] Please consult with your auditor to determine how CDs should be reported.

Limits apply. Funds may be submitted for placement only after a depositor enters into a CDARS Deposit Placement Agreement with us. The agreement contains important information and conditions regarding the placement of funds by us. Accounts earn one interest rate per maturity as agreed with us.

CDARS and Certificate of Deposit Account Registry Service are registered service marks of Promontory Interfinancial Network, LLC.



Konstanza Beverly
Vice President
Business Development Officer

Konstanza.Beverly@C1Bank.com
www.C1Bank.com

Tel (941) 764-4204
Fax (941) 795-0022

CDARS

Savoy on Palm
2013 Proposed Operating Budget
January 1, 2013 through December 31, 2013

Income

A/C#	Description	Year End 2011	Budget 2011	Actual Y/E 2012	Budget 2012	Proposed Budget 2013
40100	Maintenance Fees	\$450,896.00	\$450,896.00	\$ 449,676	\$ 449,676	\$ 463,326
40800	Guest Suite Fees	\$3,750.00	\$6,000.00	\$ 5,500	\$ 6,000	\$ 5,500
48000	Interest Income	\$1,220.00	\$1,500.00	\$ 1,031	\$ 1,000	\$ 1,000
49100	Other Income	\$210.92	\$100.00	\$ 516	\$ 100	\$ 100
	Reserve Income	\$90,000.00	\$90,000.00	\$ 90,000	\$ 90,000	\$ 90,000
	Total Income	\$546,076.92	\$548,496.00	\$ 546,723	\$ 546,776	\$ 559,926

Expense

A/C#	Description	Year End 2011	Budget 2011	Actual Y/E 2012	Budget 2012	Proposed Budget 2013
60500	Audit and Tax Prep	\$3,300.00	\$4,300.00	\$ 450	\$ 4,000	\$ 4,000
61500	Fees to Division	\$157.25	\$96.00	\$ 96	\$ 96	\$ 96
62700	Employee Benefits	\$8,624.44	\$9,800.00	\$ 8,015	\$ 9,200	\$ 8,200
63500	Fees Due & Licenses	\$1,090.93	\$1,200.00	\$ 1,051	\$ 1,200	\$ 1,200
66000	Legal Fees	\$125.00	\$2,500.00	\$ 125	\$ 2,000	\$ 2,000
67000	Management Fees	\$10,889.00	\$8,500.00	\$ 9,270	\$ 9,500	\$ 9,600
67500	Office Supplies, Postage and Printing	\$2,157.59	\$3,500.00	\$ 1,995	\$ 2,200	\$ 2,200
67800	Payroll Taxes	\$10,766.96	\$14,100.00	\$ 11,590	\$ 12,700	\$ 13,200
68800	Professional Fees	\$533.00	\$2,000.00	\$ 450	\$ 1,000	\$ 1,000
74500	Taxes- Income	\$1,600.00	\$1,500.00	\$ 3,149	\$ 1,500	\$ 3,000
73500	Salaries & Wages	\$121,840.29	\$124,500.00	\$ 128,297	\$ 126,500	\$ 131,750
62500	Elevator Service Contract	\$23,994.76	\$25,000.00	\$ 25,159	\$ 25,610	\$ 26,635
63000	Eqpmt Service Contracts	\$12,025.20	\$13,000.00	\$ 12,539	\$ 15,000	\$ 8,500
64000	Fire Alarm Test, Monitor	\$4,419.00	\$4,300.00	\$ 2,902	\$ 4,300	\$ 2,000
64300	Guest Suite Expenses	\$125.00	\$500.00	\$ 53	\$ 500	\$ 500
65000	Landscape Maintenance Contract	\$8,400.00	\$8,400.00	\$ 6,300	\$ 8,400	\$ 8,400
65500	Landscape New Plants	\$4,478.19	\$6,000.00	\$ 5,891	\$ 7,000	\$ 7,000
68000	Pest Control	\$2,548.00	\$2,500.00	\$ 2,352	\$ 2,400	\$ 3,200
68500	Pool/Spa/Fountain Contract	\$6,840.00	\$6,840.00	\$ 7,140	\$ 6,840	\$ 7,200
69000	Repairs & Replacements	\$9,158.94	\$10,000.00	\$ 12,817	\$ 10,000	\$ 12,500
69500	Repair & Maintenance- Elevator	\$1,400.00	\$2,000.00	\$ 700	\$ 1,500	\$ 1,500
70000	Repairs & Maintenance- Interior Plants	\$485.39	\$400.00	\$ 442	\$ 500	\$ 500
70200	Repair & Maintenance- Pool/Spa/Foun	\$2,238.42	\$2,000.00	\$ 977	\$ 2,000	\$ 2,000
70300	Repairs & Maintenance Fire Alarm	\$503.43	\$2,000.00	\$ 1,243	\$ 2,000	\$ 2,000
70500	Repair & Maintenance- Landscape Oth	\$81.40	\$2,000.00	\$ 1,118	\$ 1,500	\$ 4,000
71500	Repair & Maintenance- Stormwater	\$0.00	\$0.00	\$ 125	\$ 145	\$ 145
72000	Repair & Maintenance- Window Clean	\$4,315.00	\$4,000.00	\$ 3,920	\$ 4,300	\$ 4,300
74000	Supplies- Cleaning	\$1,390.42	\$1,500.00	\$ 906	\$ 1,500	\$ 1,500
74200	Supplies- Maintenance	\$3,922.61	\$4,000.00	\$ 4,342	\$ 4,000	\$ 5,000
67600	Miscellaneous Expense	\$2,718.71	\$5,000.00	\$ 5,506	\$ 5,000	\$ 5,000
	Social Committee Expense	\$0.00	\$0.00	\$ 2,600	\$0.00	\$ 1,000
	Generator Fuel	\$0.00	\$0.00	\$0.00	\$0.00	\$ 2,000
	Worker's Comp Insurance	\$5,192.00	\$5,200.00	\$ -	\$ 4,500	\$ 4,500
64500	Insurance	\$56,852.20	\$70,800.00	\$ 70,199	\$ 68,000	\$ 73,600
75000	Telephone	\$7,863.93	\$8,000.00	\$ 8,059	\$ 7,700	\$ 8,200
77000	Utilities- Cable TV	\$12,163.95	\$12,360.00	\$ 12,658	\$ 12,360	\$ 13,000
77500	Utilities- Electric	\$39,710.19	\$40,000.00	\$ 39,136	\$ 40,000	\$ 40,000
78000	Utilities- Gas	\$14,863.83	\$16,500.00	\$ 11,439	\$ 17,000	\$ 15,000
79000	Utilities- Water/Sewer	\$28,471.89	\$30,000.00	\$ 32,771	\$ 33,500	\$ 34,000
79500	Utilities- Trash/Recycle	\$1,274.13	\$4,200.00	\$ 853	\$ 1,325	\$ 500
	OPERATING EXPENSES	\$416,521.05	\$458,496.00	\$ 436,635	\$ 456,776	\$ 469,926
Reserves	Total Amount Funded to Reserves	\$90,000.00	\$90,000.00	\$ 90,000	\$ 90,000	\$ 90,000
	Total Expense	\$506,521.05	\$548,496.00	\$ 526,635	\$ 546,776	\$ 559,926
	Projected Y/E Income / (loss)	\$39,555.87	\$0.00	\$ 20,088	\$ -	\$ -

SUMMARY OF INSURANCE

Prepared: 11/07/12

Page 1

For: The Savoy on Palm Condo Assn., 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(Excludes Wind) Deductible: \$5,000. Buildings Contents Per schedule on file Equipment Breakdown Limit Included	 \$23,753,158 \$ 200,000 Included	Great American Ins. Co.	MAC154990901	06/29/12	06/29/13	\$13,790.22
General Liability Deductible: \$1,000. General Aggregate Products/CO Aggregate Personal/Adv Injury Each Occurrence Fire Damage Medical Expense Non-Owned/Hired Auto Employee Benefits Liability	 \$2,000,000 \$2,000,000 \$1,000,000 \$1,000,000 \$ 50,000 \$ 5,000 \$1,000,000 \$1,000,000	Companion Specialty Ins. Co.	FCA003540403	06/29/12	06/29/13	\$2,099.27
Windstorm Decd: 3% Hurricane/ \$1,000. All Other Wind Buildings Contents Per schedule on file	 \$23,712,757 \$ 200,000	Citizens Property Ins. Co.	1478168	07/20/12	07/20/13	\$40,580.00
Umbrella Retained limit: \$0. Occurrence Aggregate	 \$15,000,000 \$15,000,000	Greenwich Ins. Co.	US00023870LI12A	06/29/12	06/29/13	\$2,147.67
Crime Deductible: \$6,500. Limit	 \$650,000	Travelers Casualty & Surety Co.	105804959	06/29/12	06/29/13	\$1,118.57
Directors & Officers Deductible: \$1,000. Limit	 \$1,000,000	Travelers Casualty & Surety Co.	105276400	06/29/12	06/29/13	\$885.80
Worker Compensation Bodily Injury by Accident Bodily Injury by Disease Policy Limit Bodily Injury by Disease Each Employee	 \$500,000 \$500,000 \$500,000	Manufacturers Alliance Ins. Co.	2010018781619	05/31/12	05/31/13	\$4,413.00
Flood Deductible: \$1,000. Building Contents	 \$6,000,000 \$ 100,000	Hartford Ins. Co. of the Midwest	87045364192012	11/08/12	11/08/13	\$5,864.00

Reserve Study Update Proposal

DATE: September 27, 2012 (Proposal is valid for 6 months from this proposal date.)

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

INTRODUCTION: In September of 2009, Dreux Isaac & Associates, Inc. prepared a Reserve Study report of the The Savoy on Palm Condominium Association, Inc. property. Since the time your last Reserve Study was prepared, replacement costs, reserve account balances and asset lives have changed.

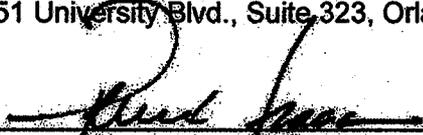
In order to accurately plan and fund for future capital repair and replacement needs an updated reserve study report can be prepared. The updated report will include the latest cost, life expectancy and account balance information. It will also reflect any related changes made to the property since the last report was prepared. The updated report will also comply with any provisions in the Florida Statutes, Florida Administrative Codes as well as auditing guidelines from the American Institute of Certified Public Accountants, which require full disclosure on the adequacy of reserves.

SCOPE OF WORK: Upon acceptance of this proposal and receipt of the requested information, we will contact you to review this information along with any related changes made to the property since the last reserve study report was prepared.

All costs and life expectancy data will be updated accordingly. Current reserve financial data including expenditures, budget contributions and fiscal year end balances will be inputted. All of the new data will then be computed and analyzed. After a final review is completed, two bound presentation copies and one unbound photocopy of the report will be prepared and sent to you.

FEE: The total fee for this Reserve Study Update, without site inspection, is **\$500.00**. You will be invoiced this fee amount once the PDF has been sent to you. A 30-day grace period is permitted for payment of work. After 30-days payment will be considered "past due" and a 1.5% monthly late charge fee may be added to the outstanding balance. After 90-days any past-due payment will be considered in default and the account will be turned over for collection. In addition, you have 30 days to make any corrections or revisions from the time the PDF is sent to you. The client will be responsible for any and all reasonable costs incurred by Dreux Isaac & Associates, Inc. in the collection of their unpaid past due fees including attorney fees.

CONTRACTOR: Dreux Isaac & Associates, Inc.
10151 University Blvd., Suite 323, Orlando, FL 32817



September 27, 2012

ACCEPTED: The Savoy on Palm Condominium Association, Inc.

Authorized Signature

Date

Name (Please Print)

Position/Title

2013 Reserve Study Update Information Request Form

The Savoy on Palm Condominium Association, Inc.

This information is required in order to update the reserve study. Supporting documentation is welcomed.

Reserve Financials

Please list all reserve account budget contributions and estimated year end balances

Replacement Reserves	90,000	506,327

Actual Reserve/Capital Expenditures

Please list all reserve/capital expenditures since the last reserve study completion date: September 16, 2009

Reclumbant bike	2011	2,503.80
Re-coat 2nd floor garage membrane	2011	18,960.00
Gym equipment (stretch mate)	2012	1,758.90
2 treadmills	2012	7,585.90
Cabana ice maker	2012	2,438.53
Five sprinkler valves	2012	1,500.00
Pool heater	2012	2,458.44

Planned Reserve/Capital Expenditures

Please list any upcoming planned reserve/capital expenditures for the remainder of this year and next year.

Exterior painting and waterproofing	2013	106,000
Outdoor furniture	2013	8,850
Spa heater	2013	2,500
Elevator floor replacement	2013	6,480

Issues / Concerns
