

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

April 14, 2016

Call to Order: The Savoy on Palm Board of Directors Meeting was held April 14, 2016 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 Peter Fanning at 4:02 p.m.

Determination of a Quorum: Board Members present were Peter Fanning, Bill Roe, Leon Ellin, and Gerald Elden. It was confirmed that proper proof of notice of the meeting had been conveyed.

Approval of Minutes:

1. **MOTION** – (Gerald Elden) to approve the minutes from the February 17, 2016 Board Meeting. Motion seconded by Bill Roe. Motion passed unanimously.

President's Report: Peter Fanning presented the attached report.

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

2. **MOTION** – (Bill Roe) to accept the Treasurer's report. Motion seconded by Gerald Elden. Motion passed unanimously.

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

Committee Reports:

- Social Committee: Toby Kaulkin gave a brief update on the social function that would be taking place following this Board meeting.
- Civic Activity Report: Gerald Elden had a discussion with the city and asked them to take care of some landscaping improvements along S. Palm Ave. He also gave an update on a discussion he had with a city commissioner about the traffic back ups being caused by the construction work on the Coon Key Bridge. Peter Fanning presented the attached report.

Old Business: None at this time.

New Business: None at this time.

Owner Comments: Toby Kaulkin mentioned to all those in attendance that there is a service available called Lift Assist. If you fall and/or are unable to get up and there is not a medical emergency or need to be transported to the hospital, instead of calling the fire department, it may be a good idea to call them in. She also provided their phone number (941) 316-1201.

Adjournment: There being no further business, the meeting was adjourned at 4:34 p.m.

Savoy President's Report – April 14, 2016

1. Still awaiting responses from both engineering companies that have been contacted to assist the Savoy in its follow up with the cable issue.
2. Bill Veal has been managing the cleaning of the sewer pipes and will give an update in his report.
3. I have one additional candidate to interview for the part-time concierge position that will be vacant as a result of Jim Neuverth's retirement and Joseph Weeks' promotion to full time concierge when Jim's employment with the Savoy ends on April 29, 2016.
4. As you likely have heard, but in case you haven't, the Savoy has been targeted by rental scammers offering apartments for rent on the web. Some persons have fallen for this scheme only to arrive at the Savoy to learn they have been scammed. Sarasota Police Department has been alerted and is following up.
5. Please remember that if emergency personnel arrive at the Savoy in Savoy personnel off-duty hours, the emergency personnel can gain access to the building and your apartment if you need help without damaging your property even if your door is locked.

Treasurers Report to Board of Directors

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<u>Members Equity</u>	<u>3/31/2015</u>	<u>3/31/2016</u>
	\$662,808	\$776,003

Excess of Operating Revenues over Expenses

Month	\$6,968	\$4,644
Year to date(3 Months)	\$14,053	\$18,179

2016 Over Budget Items

Year to Date

No Significant over budget items

<u>2016 Reserve Revenues</u>	\$8,111	\$23,929
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No Reserve Expenses so far in 2016.

Reserve Planned Expense for 2016 is \$68,786(most of the work has already been completed-
resurface 2nd level Garage floor, resurface pool, electronics for 3rd floor, etc.)

All quarterly payments received on time or early

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- **Front Sidewalk Improvements (Update) –**
 - The replacement of the sidewalk is set to begin in late June, I will send out notices once a definite date has been set.

- **Pool Temperature (Update) –**
 - There have only been a few requests to raise the pool temperature since the last meeting.

- **Annual Backflow Inspection & Repairs –**
 - The annual test on the domestic water and fire line backflow preventers were completed (\$250). The fire line backflow preventers did not pass the test and needed repairs. The repairs were completed and afterward the backflows passed the test (\$1,816).

- **A/C Replacement –**
 - The air conditioner for the 2nd floor lobby is not working at this time. I had Veteran's Air here to check it as our maintenance had just been performed a few weeks earlier and it was working fine at the time. It was determined that there are 2 refrigerant leaks in the unit and it is not cost effective to try to repair it. After speaking to Mr. Fanning about this and receiving 3 proposals to replace the unit, we agreed that the replacement should be done as soon as possible. It is scheduled to be replaced next Tuesday (\$4,889).

- **Kitchen Drain Line Cleaning –**
 - Daniel's Plumbing was onsite on 4/16/16 to camera the kitchen sink waste arms of the 03 units. It was found that most of the units were fine, but 2 of the units did have a large amount of sludge and debris in the kitchen waste arm before the main drain line. Daniel's returned on 4/22/16 and extracted those 2 kitchen waste arms.
 - Daniel's was back onsite on 4/31/16 to jet clean the main drain line for the 03 kitchen stack. They ran into several obstacles during the jetting process due to the amount of sharp turns in the waste pipe above the third floor (fitness room). At one point, the jetter hose got stuck in the pipe and the plumbers were in a panic trying to get the hose back out. It was determined that in the process of the jetting that a large amount of scale and sludge had dropped down the main line and suctioned around the hose to the point that the hose would not move

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further into the pipe or back out. They were eventually able to get the hose unstuck and removed, but they were only able to clean up to about the 6th floor. They are in the process of acquiring a smaller hose that is long enough to go from the garage to the roof and will be flexible enough to make it through the sharp turns. Once they have acquired the needed materials to complete the job, we will re-schedule and give it another try.

- The remaining 2 kitchen stacks should not be as difficult as this one as they are straight kitchens down to the third floor. The 01 stack is so difficult due to the gym and the need to re-route the drain line to conceal it in the wall.
- As far as camera-ing the individual kitchen waste pipes, I would recommend on the other kitchen stacks that this be handled on a case by case basis as needed after the main drain lines have been thoroughly cleaned. If an individual owner experiences gurgling or a backup after the line is cleaned, the line can be extracted as to not push the debris out into the main line.

Civic Activity Report – Peter Fanning – April 14, 2016

1. On Monday, April 18, 2016, the City Commission will have a Public Hearing on Proposed Ordinance No. 16-5155, calling a Referendum of the Qualified Electors of the City for the purpose of determining whether the City Charter shall be amended to provide that the General Election for the Office of City Commissioner shall be held on the first Tuesday after the first Monday in November in all even numbered years; with no preliminary or first election and with no majority vote requirement for a candidate to be elected.
2. DSCA has appointed me to Chair an ad hoc Committee on Homeless with the Charge being: to work with the City of Sarasota staff and other local organizations to support efforts to reduce the impact of the homeless population in Sarasota.

The goals and actions of this committee are:

Continue support of efforts that address the reduction of the impact the homeless population has on the residents, visitors and tourists who live and frequent Downtown Sarasota.

Action 1.1: Support the City of Sarasota's efforts to implement a comprehensive plan for people without homes.

Action 1.2: Continue with educational efforts and public forums to provide information on the status of activities to address the homeless issue occurring within the City and County of Sarasota.

3. Check out today's Sarasota Herald Tribune to see Al Cohen's Letter to the Editor. Also, go to the SHT Website to see Gerry Elden's letter last week to the Editor advocating the City improve their efforts to maintain the landscaping on the 400 block of South Palm Avenue.
These kind of efforts are important as our City Managers and Policy Makers pay attention to citizen's comments in forums such as these.
4. The Sarasota Police continue to remind us -- it's amazing that they have to -- to lock your car when you park on the street or in public areas, and don't leave valuables in sight, even if your car is locked.
5. The results of the one-day count of homeless persons will be released tomorrow. Having gotten an early update you'll see that of the 1,468 homeless persons, 804 were sheltered and 664 were not, 78 families with children were sheltered and 13 families were unsheltered and:
 - Minority populations are over-represented.
 - 92% of the homeless are single adults.
 - 58% have a disability.
 - 32.5% reported being employed.
 - 22% have college degrees.
 - 48% have been in Sarasota for a year or longer.
 - Federal guidelines don't consider people in jail as homeless even at the time of incarceration they were. Otherwise, on any given day approximately 20% of those persons in jail are without permanent homes.

I will send out a link this weekend to the Suncoast Partnership to End Homelessness Website, so if you wish you can access the full report.