

# **The Savoy on Palm Condominium Association, Inc.**

## **Board of Directors Meeting Minutes**

February 8, 2018

**Call to Order:** The Savoy on Palm Board of Directors Meeting was held February 8, 2018 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 3:02 p.m.

**Determination of a Quorum:** Board Members present were Peter Fanning, Bob Hendel, Leon Ellin, Richard Rivera, and Jim Heskett. It was confirmed that proper proof of notice of the meeting had been conveyed.

### **Approval of Minutes:**

1. **MOTION** – (Jim Heskett) to approve the minutes from the November 16, 2017 Board Meeting. Motion seconded by Richard Rivera. Motion passed unanimously.
2. **MOTION** – (Richard Rivera) to approve the minutes from the November 16, 2017 Organizational Meeting. Motion seconded by Jim Heskett. Motion passed unanimously.

**President's Report:** Peter Fanning gave a brief update on the building and introduced our newest residents Hein & Claire Rusen (802).

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

3. **MOTION** – (Peter Fanning) to approve an expense of \$1,320 to replace the console on the second treadmill. Motion seconded by Jim Heskett. Motion passed unanimously.
4. **MOTION** – (Richard Rivera) to approve an expense of \$3,000 to replace the cracked tiles in front of the elevators on the north side of the lobby, clean all grout, and polish the marble tile in the first and second floor lobbies. Motion seconded by Leon Ellin, motion approved unanimously.

**Facilities Committee Report:** Peter Fanning present the attached report for Leslie Rivera.

### **Civic Activity Report:**

Bob Hendel gave an update on the happenings of the two groups that he is involved in (SHOUT & STOP). He described what the goals and differences are between the two different groups.

Mr. Hendel also mentioned that they will be circulating a petition in the near future that will hopefully persuade the city commission to require all future construction be compatible with existing construction on Palm Ave.

Mr. Hendel spoke about a recent City Commission meeting that he had attended and said that there were a couple of owners from The Regency directly across from the Savoy who were speaking of the possibility of constructing a two-story parking garage in the parking lot directly across from The Savoy. Mr. Hendel suggested that this may be a good time to be neighborly and offer any assistance to The Regency in getting this two-story parking structure approved and/or built as it could serve to protect the current views of the units at The Savoy.

The Board agreed with Mr. Hendel and asked that he and one other resident who is not currently on the Board to meet with The Regency.

Peter Fanning presented the attached report.

**Old Business:**

Peter Fanning gave an update on the pending litigation pertaining to the Post Tension Cable project. He explained to the owner's in attendance that the Association's legal counsel has advised that it would cost more to litigate the case than could be awarded if the case is won. He explained that they had looked into the possibility of continuing the litigation on a contingency basis but did not feel that this option would present any better outcome.

5. **MOTION** – (Peter Fanning) to accept legal counsel's advice and not to pursue the pending litigation any further. Motion seconded by Bob Hendel. After a brief discussion amongst the Board and the owners in attendance, the motion passed unanimously.

**New Business:**

Peter Fanning asked the Board to approve the membership renewal to the Downtown Sarasota Condominium Association for \$150.

6. **MOTION** – (Richard Rivera) to approve the membership renewal to the Downtown Sarasota Condominium Association. Motion seconded by Jim Heskett. Motion passed unanimously, Peter Fanning abstained from the vote to avoid any conflict.

**Owner Comments:**

Fred Doery asked for clarification on the retaining wall between The Savoy's property and the Church of Redeemer's property. Mr. Fanning stated that we are currently working on a plan to repair or replace the wall and will try to get the church to share the expense of the repair or replacement.

Brenda Griffiths mentioned that she and Leslie Rivera had met with an outdoor furniture representative and looked at samples for replacement pool furniture. Peter Fanning stated that that item will be brought back to the Board after consideration by the Facilities Committee at their March 2018 meeting.

Bob Hendel mentioned that some of the neighboring condos have a contracted nightly rate at the Aloft hotel and suggested that The Savoy also look into this. Peter Fanning said he will discuss it with the Aloft.

**Adjournment:** There being no further business, the meeting was adjourned at 4:02 p.m.

**The Savoy on Palm Condominium Association, Inc.**  
**Building Manager's Report**  
**2/8/2018**

**Shopping Carts** – All four carts have been replaced (\$885.16)

**Pool & Spa** – We have had quite a bit of maintenance/repairs completed to the pool and spa in the first part of this year. (Approx. \$900)

- Filters & pump baskets (replaced)
- Fill Valve replacement on pool and spa (replaced)
- Re-pipe water supply to spa to repair leak (repaired)
- Spa pump seal plate and impeller (replaced no invoice yet)
- Pool rules sign (replaced)
- Pool shower valve (replaced)

**Pole Lights (pool and driveway areas)** – All pole lights have been retrofitted to LED bulbs (from 175 watt metal halide to 30 watt LED)

**Cabana Ice Maker** – Mullet's Appliance is scheduled to be onsite next week to make a second attempt to repair the ice maker.

**Treadmills** – The console on one of the treadmills was replaced in December at a cost of \$1,320. The other treadmill is also having intermittent problems with the buttons on the console. To replace this console would be an additional \$1,320.

**Lobby Floor Cleaning & Repairs** – I would like to request that the Board approve an expense of \$3,000 to replace the cracked tiles in front of the elevators on the north side of the lobby, clean all grout, and polish the marble tile in the first and second floor lobbies.

*Savoy Facility Committee Minutes  
January 30, 2018 Meeting*

Attending Members: Peter Fanning, Chair, Leslie Rivera, Toby Kaulkin.  
Savoy Staff: Bill Veal

- I. The Chair called the meeting to order at 3:42 P.M. in the 3<sup>rd</sup> Floor Function Room of the Savoy on Palm.
- II. Peter informed the Committee that Leslie Rivera has agreed to Chair the Facilities Committee this year. He also informed the Committee that Bea Elden has resigned as Chair of the Landscape Subcommittee, and that the Committee will need to recruit another Chair for this most important subcommittee. After some discussion, the Committee agreed that Leslie would ask Brenda Griffiths, Sandy Rifkin and Dina Lareau to join the Committee with Leslie asking Dina to Chair the Landscape Subcommittee. Toby Kaulkin will ask Sandy Rifkin to assist her and Leslie in reviewing and recommending upgrades to the guest suite, and Leslie will ask Brenda Griffiths to assist her with reviewing the status of the furniture in the 3<sup>rd</sup> Floor meeting area, and making recommendations for refurbishment/ replacement.
- III. The Committee discussed and approved changing the length of stay minimum in the guest suite from one night to two nights, and increasing the rental rate \$150.00 per night plus taxes (7% state and 5.5% local).
- IV. The Committee discussed the following needs of the building and grounds:
  - Ask Bill Veal to work with the landscape company to re-mulch the North side of the property between the building and fence.
  - Approved Leslie making contact with the Redeemer Church or City Staff, if necessary, for assistance in having the landscaped part of the property on the north side of the chain link fence cleaned up.
  - Recommend a replacement for the current massage table for the Committee's consideration.
  - Ask Bill Veal to assess whether some of the tiles in the fitness room that are showing excess wear might be replaced, and to have the baseboards cleaned.
  - The Committee agreed that Leslie would take suggestions from Committee members regarding replacing the water wall at the entrance to the fitness center. Leslie will also get a quote to replace furniture in the pool area. It was suggested that she review the possibility of using Tropitone brand furniture.
  - Bill Veal will get information on repairing or replacing the icemaker in the gazebo area, and determining if the Grills need professional maintenance. He will also continue to see if he can locate a company to provide a solution to the crumbling retaining wall at the north edge of the property.
- V. The Meeting was adjourned at 4:50 P.M.

Respectfully Submitted By:

Leslie Rivera

Leslie Rivera, Chair, Savoy on Palm Facilities Committee

## CIVIC COMMITTEE – FANNING

1. The City Commission has announced it will have a ONE ITEM Agenda meeting on September 6, 2018 to discuss adopting the Proposed Plan for THE BAY. (aka, Bayfront 20:20). The website for news and information including a Survey to gain public input is: [www.thebaysarasota.org](http://www.thebaysarasota.org).
2. Homeless accommodations and program expansion for persons without homes has been expanding rapidly. In light of these activities the Downtown Sarasota Condominium Association (DSCA) will be hosting an educational/information forum during the second week of April. This event will feature key [layers from the City, County and private agencies to explain the many aspects of participating in a coordinated effort to improve services for persons without homes and to reduce the effect of these persons on the general public.
3. The City's efforts to provide a cheap alternative to get around the city via I-Ride continues increase with all statistical data showing upward trends in use and revenue generated. The I-Ride APP is in *Beta* testing mode at the moment, but should be functioning shortly.
4. The DSCA has announced that it will hold its Annual Meeting on March 12, 2018 at the Francis. The featured topic for presentation that evening will center on TRANSPORTATION in Sarasota. The Savoy Condominium Association is a member of DSCA, and as such all residents of the Savoy are welcome to attend this event which starts with a Business Meeting at 4:00 P.M. and the program at 5:00 P.M. There will be adult beverages as well as food provided prior to the program.