

**Saratoga at Lely Resort**  
**Board of Director's Meeting**  
**Approved Minutes - October 22nd, 2015**

**Call To Order:** Mr. Jensen called the meeting to order at 5:30PM. Board Members: Four Board Members were present and one was on Speaker phone. Property Manager Bonita Vandall was absent.

**Quorum:** Established

**Approve Agenda:** Notice/Agenda was posted accordingly on clubhouse bulletin board and via e mail.  
A motion was made by Ms. Scott and seconded by Mr. Penney to approve the agenda as posted– Motion carried.

**Minutes:** A motion made by Mr. Bardon and seconded by Mr. Penney to approve the meeting minutes of the May 21<sup>st</sup> Board Meeting. Motion carried.

**President's Report:** (John Jensen)

Mr. Jensen welcomed everyone back to the community and to the Board Meeting.

He praised the Clubhouse Committee for their work, and that they came under budget. The Clubhouse looks great.

Major cable work was done by Comcast who did not clean up some of the wiring. He voiced concern about liability and potential danger it causes. Letters were sent by the Property Manager and the Association's attorney. The Association has not heard back, nor is the situation cleared up. The Property manager and attorney will continue to press Comcast to take care of the situation.

**Treasurer's Report:** (Hal Bardon)

The September financials were sent to each Board Member. No questions arose on this report.

There may be a surplus at the end of the year.

The new budget is looking into setting up a contingency reserve for repairing the Pool Deck.

There are no delinquencies of Homeowner fees at this time.

If any items needed to be added to the budget, please notify him as soon as possible.

Motion made Ms. Scott and seconded by Mr. Penney to approve Treasurer Report – Motion carried.

**Secretary's Report** (Jan Finander Scott)

Thanked the Clubhouse committee for the wonderful job and stated that it looked great.

**Director's Report** (Dave Guilliams)

No Report

**Director's Report** (Bill Penney)

No Report

**Landscape Committee** (Bob Kelley and John Ruscito)

No Report

**Social Committee** (Nancy Guilliams and Barb Bisol)

Dates for this year have been established and this information was sent to owners.

**Communications Committee** (Diane Jensen)

Ms. Jensen expressed her pleasure to see everyone

She thanked everyone for their support for the last 10 years in doing this job

She is looking forward to keeping everyone informed by email and the website

The Saratoga Directory will be updated for 2016.

**Pool/Clubhouse Committee** (TBD)

No Report

**Lakes Committee** (Rich Wilhelm)

Mr. Penney stated that Aquatic Systems has been spraying undesirable elements. They are continuing to follow the actions specified in their contract.

**Association Member Forum**

Ms. Arbeit (# 1402) proposed that the Board look into having the dryer vents cleaned more often than every other year. The Property Manager will look into the cost and employment of wire mesh being affixed to the outside dryer vents.

## **Managers' Report (Bonita Vandall)**

Manager's written report was read and submitted as part of this meeting's minutes.

### **Old Business**

#### a) Communitywide Cable Service

A contract was signed in July, 2015 to try to get proposals. The Community is too small to get a good deal. The Company will try to get other Communities to join in to see if it is feasible to work. They are hired on a contingency basis so no money has been spent on this venture.

#### b) Pool Deck

The engineering report by Delta found there were no structural issues. The Board received several proposals. Ms. Scott motioned and Mr. Guilliams seconded to have Queensland do a 3 square foot patch in the pool deck to see if their method was one that the Association could use. Motion was defeated.

Mr. Jensen made a motion for several board members to check out other Association's pool deck and select a good system to use to correct the situation. Motion carried.

### **New Business**

#### a) Landscaping Issues

Mr. Jensen made a motion and was seconded by Mr. Penney that a special meeting would be set up with the Landscape Chairpeople to discuss issues.

#### b) Insurance Negotiations

a. Mr. Penney is researching for the best policy for the Association.

#### c) Calendar for Meetings:

Ms Scott made a motion and Mr. Penney seconded for the following dates and Motion carried:

a. The Annual Meeting will take place on January 28<sup>th</sup>, 2016

b. The Final Budget Approval Meeting will be on December 11<sup>th</sup>

c. The Budget Information has to be sent out by December 1<sup>st</sup>

d. There will be a Budget workshop to be held at Resort Management in November.

#### d) Front Gate Maintenance

a. Emergency Procedures have to be addressed.

b. Resort Management has to have a person available 24/7.

c. List of major contact people with phone numbers has to be available and a sign placed inside and out of the gates in case of failure to open.

d. Mr. Jensen and Ms. Vandall will establish this protocol.

#### e) Clarification of Procedures for Lease, Background checks and Rental Fees

Discussion was held as to what Saratoga requires for these items.

Resort Management will be notified that the Renter will only be Charged \$100 for Background Checks

#### f) Discussion on Published Agenda Item Specificity

Mr. Guilliams requested that the agenda list who will be presenting items. This has not been done since Board Meetings were held. It was decided that if a member wanted more information on any item they can contact Mr. Jensen.

Next Meeting: **Thursday, November 19<sup>th</sup> at 9AM**

Adjournment: Motion made by Mr. Jensen and seconded by Mr. Bardon to adjourn the meeting – Motion carried.

**Submitted** by Jan Finander Scott, Secretary