

Saratoga at Lely Condominium Association
Board of Director's Meeting Minutes
October 27, 2016 at 5:30 PM

Call of Roll, Certification of Quorum, and Proof of Notice:

The meeting was called to order at 5:33 pm by President, John Jensen. Board members present were John Jensen, Hal Bardon, Bill Penny, Keith Ford and Jan Scott. Also present was Resort Manager, Bonita Vandall and unit owners.

Additions to Agenda:

There were no additions to the agenda.

Reading and Disposal of Any Unapproved Minutes:

By proper motion by Ms. Scott, seconded by Mr. Ford the meeting minutes of May 17, 2016 were unanimously approved as presented.

Reports from Officers/Committees:

President: Mr. Jensen extended his appreciation to Hal Bardon for keeping track of money, finances including budget preparations and Bill Penny for all the effort put in the landscape and repaint of the pool deck. Mr. Bardon extended further appreciation to Mr. Penny for his work on the fountains, access gates, etc., through the summer months.

Treasurer: Mr. Bardon presented the September 2016 YTD which do not show any significant differences between budget and actual expenses except for timing differences. There are favorable differences in irrigation repairs, tree trimming removal, mulch and flower, plantings are also favorable to budget for the year. There is no report from the Landscape Committee yet as to what will be spent before the end of the year, if not then we will come into a surplus this year of approximately \$15,000 - \$20,000. Insurance costs are also positive due to Bill Penny's oversight. All receivables as of 9/30 are current, and this is the first time this year. We repaired two fountains, replaced one and rebuilt the front gate, additionally adding a new a/c for the clubhouse. These are capital expenditures and do not affect the operating budget, reserves only. By proper motion by Ms. Scott, seconded by Mr. Penny it was unanimously approved to accept the Treasurer's Report as presented.

It was additionally reported the Budget approval meeting is fixed for December 9 and is the final budget for 2017. We are required to send out a budget to the community approximately 15 days in advance of that meeting. Budget planning date to be determined at this meeting.

Secretary: Ms. Scott reported that she was asked by a few people to look at several janitorial companies for bids and that is what was done. At the next meeting she plans to report back and the Board will determine if there is going to be a change. This will be at the November meeting under New Business. We took their suggestions to look into the matter.

Directors: No reports were provided.

Landscape: Mr. Ford reported on behalf of the Landscaping Committee – We have a lot of money left over because we are trying to get organized. We plan to go ahead and spend part of this left over money by replacing flowers along Saratoga Blvd. The Committee wants to walk with the landscaper and look at all of the property to set a priority as to what needs to get accomplished. Particularly the front entrance. The Committee is meeting tomorrow.

Mr. Penny stated the new landscape company started in May. One of the owners of the landscape company is here every Tuesday when the crew is here. The pool deck was redone by Spectrum and Bonita leveraged these people to get back to her and do it right. After many attempts to fix the a/c in the clubhouse it was finally replaced. The pool fence is in the process of being repainted. John found Cesar Peralto and the Board is pleased with his inspections and suggestions concerning the landscaping. Bill interviewed a pond management company, Aquatic Observation Services. They use biodegradable treatments. The access gates open slowly and sticks on open. We don't know why but it occasionally sticks open. The waterfall was spilling out and was recently adjusted.

The speed limit around here is not being observed and there are no sidewalks.

The renters do not observe the pool regulations and spilled wine around the pool deck and ate at the pool. They either just do not care or were not clued in by the owners. The connection for the irrigation water that comes into this community was addressed and we found the irrigation connection while LCDD was working on the island for Grand Lely. For 2 weeks we had no irrigation water. They got a worker out there and he was able to show us where it was located and fixed the break on the island. There is no purple pipe, it is in the ground flat and has a manhole cover that you pull up. The pool heater has a control operator on the top that allows the temperature to be set and both Hal and Bill have the combination to it. Someone smashed the whole computer panel and the parts have been ordered for replacement through the pool company.

Mr. Jensen stated that we have had past problems with people trying to adjust the temperature and perhaps a fence that could be placed around both units to prevent it from happening again in the future should be considered.

Ms. Scott questioned the progress of Cesar Peralto and if he is providing a written report. He provides Mr. Penny with his invoice and report about every two weeks. Mr. Penny does not want to lose his service and feels it is working. He was on property today and fixed the problem with the overflowing waterfall. He works at the Rookery and when he is here in this area, he texts Mr. Penny and they meet to do the sprinkler and landscaping checks. This is a 10 -15 hour a month average. This company seems to be doing a good job. Mr. Penny reiterated that he was happy with his services.

Communications: Ms. Jensen provided her report, a copy of which has been attached to these meeting minutes.

Social: Ms. Jensen read the report on behalf of the Social Committee, a copy of which has been attached to these meeting minutes.

Pool/Clubhouse: Mr. Penny reported previously.

Lakes: Mr. Penny reported that Rich is not here yet and the lakes will be discussed when the bids are ready for the next meeting. The problem with our sprinkler system is the lakes (LCDD) provide our water. The bank around the ponds is ours, the shoreline. If there is stuff growing in the water, the question is who is responsible for that? Kevin from the LCDD did not know. Where the golf courses are they have no grass, and it is because they spray and kill it. We do not have fresh water pumped in – only rain water, run off water and nothing else. The Aquatic guy would gladly come to the Annual meeting and answer questions re: the lake maintenance. He will come and discuss what can and cannot be done. Mr. Penny offered for him to attend a meeting and it was felt it would be best for a

regular meeting rather than an Annual Meeting due to the lengthy agenda that has to be addressed. January 26 is the scheduled Annual Meeting date.

Anyone interested in helping with the community decorations are encouraged to meet with John Jensen. A day or two before Thanksgiving Gioli's will finish the decorating. Stan Mohn looks into the electrical situation at the front entrance on our behalf.

It was reported Mr. Penny is shopping the insurance policy for the coming year and we will obtain some competitive pricing. This is being done every year.

There is a lifted paver issue at 602 and management is aware.

Association Members Forum (15 minutes): It was reported that no one had signed in to speak at the Member Forum.

Manager's Report: No report was provided, due to computer issues and will be provided on the website if the report can be retrieved.

Old Business:

a. Ratify installation of fountains on the two remaining lakes:

By proper motion by Mr. Penny, seconded by Ms. Scott it was unanimously approved to ratify Board action taken over the summer in contracting with Vertex for the repair of the two fountains in the interior lakes as quoted at \$5,865.38.

b. Replacement of the clubhouse air conditioner:

By proper motion by Mr. Penny, seconded by Ms. Scott it was unanimously approved to ratify Board action taken over the summer in contracting with Romeo Air Conditioning for the replacement of the clubhouse air conditioner at the quoted price of \$5,900.00.

c. Painting of the front gates and fencing around the pool:

Mr. Penny reported the painters felt the access gates did not required painting and would be an unnecessary expense at this time. By proper motion by Mr. Penny, seconded by Ms. Scott it was unanimously approved to ratify Board action taken over the summer in contracting with Dutchman's Household Services to paint the pool fence and gates at the quoted price of \$2,000.00.

d. Date and time of the Budget Workshop Meeting:

Mr. Bardon announced it is necessary this year as we do have some community issues with the reserves schedule. Mr. Bardon had met with Bonita Vandall and the Resort head financial advisor, Cindy Forsman. Three possible dates of 11/2 at 2 pm, 11/4 at 2 pm or 11/10 at 2 pm were provided. By proper motion by Mr. Bardon, seconded by Mr. Penny it was unanimously approved to set the date for the Budget workshop to be held at the Resort Management offices at 11/4/16 at 2 pm.

e. Date and time of the Budget Approval Meeting:

December 9, 2016 at 2 pm at the Saratoga Clubhouse. By proper motion by Ms. Scott, seconded by Mr. Penny it was unanimously approved to hold the meeting on 12/9 at 2 pm with a Board of Directors meeting following (if deemed necessary) at the Clubhouse.

New Business:

a. Sealcoating of the roadways:

Mr. Jensen reported that 2010 was the last time the roadways were seal coated. Resort brought in paving contractors to inspect and there was sealcoating done with a recommendation of doing it over the life of the roadway 2 – 3 times more. Ms. Scott requested the board members inspect the roads and report at the November meeting if they feel it needs to be done and to look at it with a critical eye. Ms. Scott felt the matter should be tabled to the November meeting so that the Board can come up with a plan of action. Mr. Bardon asked that everyone not confuse sealcoating with the gutters or curb stops that will be cleaned with the pressure washer.

Management was requested to obtain a bid from Bain Sealcoating the last company that did the job, and request competitive bids from others.

It was reported the next scheduled Board of Directors meeting is November 22 at 5 PM.

Adjournment: There being no further business to be brought before the Board, by proper motion by Ms. Scott, seconded by Mr. Penny, the meeting was adjourned at 6:20 PM