

SARATOGA at LELY RESORT

Board of Directors Meeting

September 25, 2014

Call of Roll, Certification of Quorum, and Proof of Notice: The meeting was called to order at 6:30 pm by Bobby Kelly, President. Board members present were Bobby Kelly, Hal Bardon, Cynthia Knight with John Jensen and Jerry Doherty by phone. Also present was Bonita Vandall manager from Resort Management, Inc.

Additions to Agenda: By proper motion by Mr. Kelly, seconded by Mr. Bardon it was unanimously approved to accept the agenda as presented.

Reading and Disposal of Any Unapproved Minutes: By proper motion by Mr. Kelly, seconded by Ms. Knight the March 27, 2014 and April 24, 2014 meeting minutes were unanimously approved as presented.

Reports from Officers/Committees:

President: Treasurer, Secretary, Directors:

Mr. Kelly reported the Budget Meeting is scheduled for December 10, 2014 at 1 pm in the clubhouse and the Annual Meeting is scheduled for January 22, 2015 at 6:30 pm in the clubhouse. Mr. Kelly discussed the association insurance renewal and recent value appraisal numbers stating there is a value increase of \$233,730 from the previous year with a total replacement cost value of \$21,317,211.00. The current insurance company is a reputable company with no reason to question their numbers. The statement of values were signed and approved by the board President and emailed to the insurance company.

Mr. Bardon reported the August financials are completed and the association is in a good financial situation with nothing to be concerned about. The building maintenance account is still over but is due to roof repairs. There is one unit (602) delinquent almost 90 days and the final notice was sent indicating a lien would be filed in 30 days. By proper motion by Mr. Kelly, seconded by Ms. Knight the Treasurer's Report was unanimously approved as presented.

No report from the Secretary.

No report from Ms. Knight.

No report from Mr. Doherty.

Landscape, Communications, Social, Pool/Clubhouse, Lakes:

No report from Landscape Committee.

No report from Communications Committee.

No report from Social Committee.

No report from Pool/Clubhouse Committee.

Mr. Sullivan reported on behalf of the Lakes Committee and discussed the effects of fertilizer on the lakes, fish and wildlife.

Association Members Forum: There was discussion concerning the painting of the doors and that the contractor would not be returning to do anymore door painting. If anyone wishes to paint their door the paint is stored in the clubhouse storage room and the product is there for use at no charge. The unit owner would need to make their own arrangements for the labor to apply the paint.

Manager's Report: The Manager's report was presented by Ms. Vandall, a copy of which will be made a part of the meeting minute book.

Old Business: None

New Business:

By proper motion by Mr. Kelly, seconded by Mr. Bardon it was unanimously approved grant permission to the Jensen's for the planting of geraniums and the temporary parking of the recreational vehicle overnight for unloading purposes.

Reserve Study: Mr. Bardon discussed the need for a board workshop to evaluate the recently completed Reserve Study prepared by Reserved Analysis. The meeting will be scheduled sometime early to mid-October depending on availability.

Repair pool apron/sea wall: Ms. Vandall advised the board the pool deck including the concrete substructure is in need of repair as there are cracks throughout the pool deck on the surface and areas of concrete breaking off near the fence rail posts. Meetings will be held on site with contractors to determine the severity with possible bids available for board review and consideration at the next meeting.

Request for river rock outside lanai area, building 5: By proper motion by Mr. Kelly, seconded by Mr. Doherty it was unanimously approved that the board suggest to the Landscape Committee that they place white river rock around all buildings in the common areas where it does not currently exist. Mr. Jensen advised the budget is easily adequate to cover the expense.

Set date for next meeting: The next board of directors meeting will be held October 23, 2014 at 6:30 pm at the clubhouse.

Adjournment: There being no further business to be brought before the board, by proper motion the meeting was adjourned at 8:40 pm.