

Saratoga at Lely Resort
Board of Director's Meeting
February 18, 2016

Call to Order:

Mr. Jensen called the meeting to order at 9 AM. All Board Members were present. Property Manager, Bonita Vandall was present.

Proof of Notice:

The Notice/Agenda was posted accordingly on clubhouse bulletin board and sent via e mail.

Certification of Quorum:

Established with John Jensen, Bill Penney, Hal Bardon and Jan Scott. Also present was Bonita Vandall manager with Resort Management. There were nine unit owners present.

Additions to Agenda:

Mr. Jensen motioned, seconded by Mr. Penney to approve the agenda as amended to move 8A to the beginning of the Agenda. Motion carried.

New Business:

8) a): Fifth Board Member Appointment: Mr. Penney motioned, seconded by Mr. Bardon to appoint Keith Ford to the Board of Directors. Motion carried.

Reading and Disposal of Any Unapproved Minutes:

Mr. Penney motioned, seconded by Mr. Bardon to approve the meeting minutes of the regular Board Meeting of December 11, 2015 as amended with the first page at bottom to state Lake Committee, not Landscape Committee. All in favor, motion carried.

Reports from Officers/Committees:

President's Report: (John Jensen)

Mr. Jensen spoke concerning the conduct of the Homeowners Forum section of the meeting. Past meetings were very contentious and we are all neighbors and all should be treated with respect and courtesy. In accordance with 718.112c the only items to be addressed are those on the agenda. If a resident can't show respect to the Board or the volunteers, they will be reminded to become orderly. The Board has always tried to be openly outward and communicate with the community and will continue to do so.

There is a last minute request for a wood floor installation at unit 803 that will be discussed later in the meeting.

Treasurer's Report: (Hal Bardon)

The Board has received the preliminary draft of the year end financials to review and the final report will not be released until the Auditor is completed with their work. The books were held open until final bills came in. There is a surplus of \$15,524 with the Owner's equity at \$213, 868. The water and sewer expenses were \$4410 below budget and was due to the last 3 or 4 months when sprinklers were not used due to rainfall. Building Maintenance was below budget and it is a guesstimate when it comes to budgeting. Pool maintenance under budget approximately \$2626. Landscape supplies were under budget by \$5,099 and we did not spend as much as anticipated. The carry over in code 6770 of

\$9597 was set up to reduce the maintenance fees amounting to \$100 per unit. We did not have to take anything out of owner's equity. It would have been a \$25,000 surplus but we did not require it. The clubhouse reserve was \$40,000 and at the yearend \$30,000 was actually spent. Mr. Jensen motioned to accept the Treasurer's Report, seconded by Mr. Penney. Motion Carried.

Secretary's Report (Jan Finander Scott)

No Report

Director's Report (Bill Penney)

No Report

Landscape committee (Bill Penney)

The Committee has been gathering proposals from landscape companies to sort out what is needed and what we can pay for. The last few years the landscaping has been troublesome with promises made by the landscaper not fulfilled. Four estimates are being considered with the one closest in cost to what we are paying now. The lowest proposal comes with a promise of supervision. The owner and his son promise one of the two will be here with the crew. They have been in business for 25 years and we have looked at his work. He says travel is not a problem and he can come from Ft. Myers. Other proposals start at approx. \$30,000 more than what we are paying now. Tree trimming etc., is also double what the landscaper currently charges. The more we investigate we realize how well the dollars have been looked at over the years. Landscape committee members visited the properties with us and they made recommendations and felt good with the proposed change.

There will be a Special Meeting strictly held for the landscape as soon as possible. March 4, 2016 at 3 pm and March, 24 2016 at 5 pm for regular board meeting.

Communications Committee (Diane Jensen)

Ms. Jensen read her report, a copy of which has been made a part of these minutes.

Pool/Clubhouse Committee (TBD)

Mr. Penney stated there was nothing new to report, all is working and fixed. Mr. Wilhem fixed the mirror.

Lakes Committee (Rich Wilhelm)

Mr. Wilhelm reported the lakes look good and there are no issues.

Social Committee:

Mr. Jensen reported in the absence of the Committee that the recent Pot luck was a nice success with music and singing and lot of fun. Wonderful job!

Association Members Forum: It was noted the forum is for agenda items only. Anything else can be discussed after the meeting.

There were comments made concerning the front doors. It was reported the Board did have the doors painted at the time of the building painting. The garage doors were painted as well, because the buildings were being done. The painter was called back through Hal Bardon and some of the doors were resolved. The answer is to lightly sand it down and management has the formulas for the paint from Sherwin Williams. Hal stated he is not an expert at all on paint, but learned the doors were painted by

the association although they are the responsibility of the owners. The doors were showing mold, the manager called the painter and they pointed blame at Sherwin Williams. We threatened a lawsuit and they did come back to evaluate if it was their responsibility, ours or Sherwin Williams. The experts determined the preparation was improperly done and the wrong type paint was used. 88 out of 96 doors were repainted and it still did not solve the problem. Sherwin Williams covered the cost of the door repainting. Building repaint will be in a few years and something definitely will need to be done then. In the interim, some owners have called in professional painters to redo their doors at their cost. The left over paint that the Association had is now gone, please contact the manager for the paint color charts.

There was a question concerning janitorial cleaning and brushing down of the doors and lights and how often it was done. It is completed as an option in the contract, when the Association requests the janitor to do it and is not a normal and regular occurrence.

A unit owner was concerned with the snake contract and questioned it being terminated.

Managers' Report (Bonita Vandall)

Ms. Vandalls' report will be attached to the meeting minutes and posted on the website.

Old Business

a) Community Cable Update:

It was approved to table the Cable TV bulk contract to allow the Board time to review. It was noted the only bid CSI was successful in obtaining was from Comcast and this was solely based on the need for other Lely Communities to participate in the bulk pricing afforded by cable providers.

b) Association Wildlife Contract:

Ms. Scott motioned, seconded by Mr. Penny to discontinue the contract with Alford Wildlife with the required 30 day notice of cancellation. Bonita Vandall will provide them with 30 day notice. Motion Carried. All in favor.

c) Pool Deck Umbrellas:

The email request from a unit owner was addressed concerning additional umbrellas at the pool.

Mr. Jensen motioned, seconded by Mr. Penny to consider adding umbrellas to the pool deck areas. Motion Carried. The existing umbrellas are located in the tables. If someone lies on a lounge and wants partial or total shade it can't be done, unless they move to a table. There are free standing umbrellas that are attached to the fence and not moved. It is a round cylinder attached to the fence post that holds the umbrella. It is anticipated that 3 – 4 more are needed and it estimated to cost around \$250 per umbrella. The fence attachments and bases for the umbrellas are not included. Marianne Galeazi was asked to do a study and report back to the Board.

d) Front Gate Issues:

Quotes for preventative maintenance and upgrades were received from MLR Electric and Action Automatic Gate. Management will seek quarterly estimates for maintenance and surge protection. This matter was tabled for additional information and more bids. All in favor of tabling.

e) Hiring of Cesar Peralto to walk community for landscape issues:

John Jensen discussed the need for someone to walk and inspect the community with no connection to the Landscape Company. The person they are interviewing lives in Estero and manages an 11 acre farm and is a certified teacher to teach landscapers at the Rookery. Cesar is very interested in working part time and can walk the community and provide recommendations. He has managed lawn crews and sprinkler crews. He can do this in the evening after 6 pm. We arrived at a recommended salary of \$35 an hour at two times a month.

Mr. Jensen motioned, seconded by Mr. Penny to hire this person for the purpose of inspecting the community and reporting back to the board. There was discussion concerning General Liability and Workers Compensation. There was a recommendation that all requirements are to be submitted to Resort Management. There was discussion that he should also have written requirements of service and what he is to provide such as an unbiased report of observations with recommendations. The Board will prepare a list of what he would provide in his inspections. Clearance by Resort Management will be required concerning proper insurance coverages and licensing. Mr. Jensen withdrew the motion. Mr. Jensen motioned, seconded by Mr. Penny to table consideration until March 4 at 3 pm for further discussion. Motion carried.

Mr. Jensen motioned, seconded by Mr. Ford to approve the hard wood installation and flooring at 803 as proposed with the noise abatement material as specified. Motion carried. All in favor.

Sapphire Maintenance is to identify the buildings that need the fascia cleaned and provide their estimate for Board review and consideration.

Date for next meeting:

There will be a Special Meeting strictly held for the landscape on March 4, 2016 at 3 pm and the regular board meeting will be held March, 24 2016 at 5 pm.

Adjournment:

There being no further business to be brought before the Board, it was motioned to adjourn at 10:12 AM.