

Board Notes

Feb. 25, 2021

Social Event

Social Committee Chairman Pat Schulte said the next social event will be 5:30 Wednesday, March 24th, on the pool deck.

Residents should bring their own drinks and snacks.

Because of COVID, the social schedule has been abbreviated and events have been held outside so precautions could be followed

Insurance Claim for New Roofs

President Bill Penney said the association's attorney believes there is a 50/50 chance Saratoga will receive \$6.5 million and that Kleinberger will be hired to do the work.

The insurance company wants its own roofer to do the work. Director Tim Allen said that insurance company's roofer has a rating of 2.5 out of 5 from both contractors and customers. Kleinberger has a 4.2 rating.

President Penney said in addition to Kleinberger also being a general contractor, the company provides a 10-year warranty and is local. Damage from Hurricane Irma is not only to the roofs, but also to the soffits, gutters and skylights.

The association and insurance company have been in negotiations since last year.

Front Gate

A repairman is expected to replace the belt on the front gate March 26th. Director Allen said the motor for the gates were designed for individual homes, not a community. The arms are wearing out because it is not designed for so much use. Also, the gate is slow because the motor is underrated for the weight of the gate.

Director Allen has contacted several companies to replace the gates. The belt repair, however, should give the community extra time.

Power Washing

The board voted to hire a man to power wash the driveways throughout the community at a cost not to exceed \$8,500. This is the person who did a resident's driveway with good results.

Reserve Study Update

Board members discussed updating the reserve study which had been recommended by a resident at the annual meeting. No action was taken.

Property manager Joni Bradley state law requires condo associations to have reserves only for roofs, roads and paint. The roads were done last year, and roofs and painting of buildings will be completed this coming year.

Drainage Problems

There are drainage problems around Building 23. There is no gutter along the upper roof line.

Water has been coming off the building causing the soil to be compacted and causing a divot. Residents living on the 2nd story have rotted bottom door frames because of water backing up. Mold and cracking of concrete along the kitchen area of 1st floor owners is starting to cause mildew.

The board is inclined to hire Mark Stahlman to do the work because they submitted the best estimate and recommendations. Action was not taken, however, so that a third proposal can be submitted.

Appraisal Update

Last October an appraisal of all the buildings (excluding the clubhouse) in Saratoga was completed and replacement costs came in \$600,000 over what they were two years before. Florida law requires a new appraisal every three years.

Palms

Director Tim Allen reported there is a reason palms look bushier than normal. Live palm frond trimming has been curtailed because disease spreads when they are trimmed. Last year 6 to 7 palms had to be removed and the board doesn't want to remove any more than is necessary.

Next Meeting:

4:30 p.m. Thursday, March 25th, via Zoom.