

# **Saratoga at Lely Resort**

## **Unapproved Minutes of the Board of Director's Meeting**

### **March 27<sup>th</sup>, 2014**

**Call To Order:** Bobby Kelly called the meeting to order at 6:30PM. All Board Members were present. Property Manager Bonita Vandall was present.

**Quorum:** Established

**Approve Agenda:** Notice/Agenda was posted accordingly on clubhouse bulletin board and via e mail. Bobby Kelly motioned and was seconded by Hal Bardon to approve the revised agenda. None opposed – Motion carried.

**Minutes:** A motion made by Bobby Kelly and seconded by John Jensen to approve the meeting minutes of February 27<sup>th</sup> 2014. None opposed – Motion carried.

**President's Report:** (Bobby Kelly)

Bobby welcomed Jerry Doherty to the Board.

Bobby stated some procedural items.

1. Any business coming before the Board for action must first be discussed with the committee chairs before placing it on the agenda.
2. Only items requiring Board action are to be submitted for old or new business. Other items – a director should include in his/her report or following the applicable committee report
3. Robert's Rules are used as much as practical to govern our meetings.
4. All Board members should be familiar with Chapter 718 FL Statues for Condos and the Saratoga Declaration of Condos and By-laws.

Bobby Kelly, Hal Bardon, Cynthia and Jerry Knight attended the Lely Resort Master Property Owners Association's Annual Mtg on 3.7.14. – No business transpired.

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

The February 28<sup>th</sup> Year to Date Financials were dispersed to the Board. We are on budget.

All unit owners are current and up to date in their fees.

Request was made to either consider an Audit (\$4-6K) or a Review (\$2-3K). The Board needs to direct the treasurer after contacting the CPA on the differences and report back to them as to which way to proceed.

Motion made by Bobby Kelly and seconded by John Jensen to approve the Report – None opposed – Motion carried.

**Secretary's Report** (John Jensen)

No report

**Director's Report** (Cynthia Knight)

No report

**Director's Report** (Jerry Doherty)

No report

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

Additional Lakeside Plantings: East/Large Lake: 2 Red Powder Puff (*Calliandra haematocephala*) Trees and 1 Dombeya Seminole have been placed. 6 Copperleaf to be placed. West/Small Lake: 3 Red Powder Puff, 1 Dombeya have been placed. 9 Copperleaf to be placed. Spartina Beds lakeside in front of buildings were expanded to accommodate the planting of: 10 Dombeya, 3 Yesterday, Today and Tomorrow, 1 Ironweed, 1 Asian Lilac.

White Fountain Grass bed: 1 Chinese Lantern placed

Entrance Plantings: Bromeliads removed, Junipers at street removed, 11 Red-Ti, 9 False Agave placed. Irrigation extended to area where Junipers removed. Planning continues on beautifying ground cover.

Clubhouse Planting: 10 Tibouchina (purple multi-season flowering) plant placed.

Saratoga Boulevard: Developing plan to replace underperforming Crown of Thorns.

Irrigation: Project to replace extensions with Hi/Lo heads along building sides and lanai to mitigate overspray continues.

Tree at Clubhouse: The tree should be saved. Awaiting additional information on the cost for a "root barrier".

Plant Information: Red Powder Puff *Calliandra haematocephala* up to 12-15' Height, up to 10-15' Wide pink to red blooms from fall to spring. Dombeya Seminole up to 7-8" H & W pink to rose blooms in warm months. Copper Leaf bright red leaf. Tibouchina purple all season potential flowering plant. Yesterday, Today, Tomorrow 5-10' H 4-8' W multi season purple to lavender to white blooms.

Thank you to Rich Wilhelm, Jim Schulte, Mike Sullivan, Gene Bisol, Dave Guilliams, and Keith Ford for daily watering of the new plants at the Spartina beds.

### **Social Committee (Peggy Kent)**

The 2013-2014 Winter Season Calendar consisted of 4 coffees , 2 cocktail parties, 2 potluck dinners and the off-site Holiday Party.

Again this year, Pat Schulte hosted and guided a March field trip to the Botanical Gardens. Ten participants toured the beautiful gardens and the traveling Lego Sculpture exhibit. Most of our Clubhouse activities have been well attended yet the percentage of total residents are small. The morning coffees average 12, the cocktail parties and potluck dinners 38, and the Holiday Party had 40 attendees.

A special thanks to Diane Jensen for the e mail notifications to our functions.

It is urged that those that are full time to continue meeting. New residents would like to meet more neighbors.

The committee enjoys presenting the social opportunities but would like more support and input from the community.

Some additional evening activities are being considered for next season. With many of our residents enjoying the activities at the Players Club, it is necessary to know how to best serve the community and is open to all suggestions.

The next *tentative* scheduled events are Cocktail party in mid-November followed by the Holiday Party on Wed.

December 3<sup>rd</sup> at the Royal Palm.

Nancy Guilliams and Barbara Bisol will be chairs for this committee next season.

Thank you to Peggy Kent for her many years as chair of this committee

### **Communications Committee (Diane Jensen)**

Directories: Since last month 8 directories have been sold and have delivered all but 5 of them.

Since that time sent 2 emails and called twice to about 27 residents. Heard back from all but 7 & directories were mailed to those residents. Of the 5 that are left, they have all indicated they will be down here and pickup theirs by next month. Money for the purchased directories, plus receipts for mailing them will be submitted.

The Chair will now focus her attention on the Community's website.

### **Pool/Clubhouse Committee (Jerry Knight)**

Everything is running smoothly.

### **Lakes Committee (Mike Sullivan)**

Mike stated that Chad Washburn of the Botanical Gardens praised the conditions of the Lakes.

A request was made for Mike to look into the possibility of using rock formations around the lakes to enhance the look when the lakes are low.

### **Association Member Forum**

Unit Owner questioned the dead fish in the lakes. It appears that this is a natural order of things.

Unit Owner expressed concern about the Clubhouse Remodel questioning the cost, use and need for such a large sum to be used from the Association's Reserve. The cost is prohibited. The Clubhouse is used by only a fraction of the population. The Clubhouse is well maintained and would not increase the value of the homes. The residents do not get to see what the Clubhouse Committee's proposal is or what the renovation will look like and requests that the Board allow for the residents to respond to the proposal and renovations before the Board approves of this project.

Unit Owner expressed disapproval of the Clubhouse Committees claim that the Renovation would not cost anything to the homeowners when that is not the case. The Homeowners have paid for this project since it is their money that is in the reserve. It is costing the Unit Owner approximately \$1000 apiece. He was concern that the Committee was not forthcoming about this matter and feels that the outcome of the vote might have been different.

Unit Owner requests that the Board reactivate Committee 951 because of the concern about the areas being developed along Collier Blvd. There is a need to be involved with this situation because of the effect on the community.

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

Bids were obtained from Liberty Aluminum. Southern Aluminum, Sapphire Maintenance and EECon Constructions for the installation of the hand rails on the south entrance step at the pool.

The tree roots pushing up the asphalt & concrete curbing at the pool parking cannot be root pruned as they are too close to the tree – any attempt would kill the tree. Another opinion will be obtained.

Bids were obtained from Horvath Lake Fountains for the maintenance of the three fountains in the lakes

Skylights were sealed at 2303, 1803 & 203 by Blast Masters due to the recent pressure washing and is considered satisfactory by those unit owners. Unit 303 elected for the skylight be replaced by Kelly Roofing since it was leaking before. Blast Masters requested the balance of their bill (\$2130).

Unit 1502 reports a possible leak and will keep an eye on it as observed a high level of humidity in a closet.

There was a reported water leak between 2001 & 2003 due to a faucet left on accidentally. Unit owners, management & Service Master Restoration worked together for necessary water extraction and repairs.

The Pest Control company servicing the community is Arrow Environmental. Unit owners need to contact them personally to obtain an appointment that is required to enter the units. The phone number is listed in the directory.

There was a complaint received concerning trash cans being left in driveways and vehicles being left in the guest parking areas for extended periods of time.

## **1. Old Business**

- a) Status of Proposals for Handrails by Step at South Entrance to Pool Apron  
John Jensen made a motion seconded by Jerry Doherty that the Property Manager will contact the most reputable company with the best price and color to complete the project. All in favor. Motion carried.
- b) Request for 3<sup>rd</sup> Party Opinion Re: Roof Reserve Compliance with Chapter 718:112(f) 2 FL Statutes.  
Bobby Kelly made a motion and Cynthia Knight seconded this to move and combine this item to New Business 8F on the agenda. All were in favor. Motion carried.
- c) Skylight Roof Cleaning Information submitted by Property Manager  
Hal Bardon made a motion and Jerry Doherty seconded that a letter be drafted to all the homeowners that the Board recommends strongly that they contact a reputable company that is bonded and insured at the rate of approximately \$144 per skylight to reseal them since the maintenance of the skylights are the owners responsibility. All in favor. Motion carried.
- d) Door Paint Failure  
Bobby Kelly made a motion and Cynthia Knight seconded to notify homeowners who have door paint failure to contact the Property Manager or the Board President to use the leftover door paint and have their doors repainted by themselves or some professional. Three board members were in favor – Two opposed. Motion carried

## **2. New Business**

- a) Consider Owner's request to replace unit windows  
Bobby Kelly made a motion and was seconded by Jerry Doherty that a letter be sent to the homeowner stating that it is the homeowner's responsibility to replace windows unless it is due to a casualty loss. All were in favor. Motion carried.
- b) Approve mahogany tree removal on south side of clubhouse  
Bobby Kelly made a motion and was seconded by Cynthia Knight to table this item to an unspecified time in the event that there is a need to revisit this again. Motion carried
- c) Approve clubhouse remodel contract  
Bobby Kelly made a motion and Cynthia Knight seconded that the BBWolf Proposal of \$93K be accepted for the Renovation of the Clubhouse.  
Bobby Kelly made a motion and Jerry Doherty seconded to table the motion until the April Board meeting. Motion carried.
- d) Consider purchase of Verizon Home Phone Connect System  
John Jensen made a motion and Bobby Kelly seconded for the Board to approve the purchase of required equipment for those Board Members that are not physically in attendance. This means of teleconferencing would make all Board members available for all items to be discussed and voted. Motion carried.
- e) Third Party Report on all Association Reserves including Roof Reserves  
Bobby Kelly made a motion and John Jensen seconded to do a reserve study that would be handled by a competent firm that would be specific to Saratoga's needs.  
Bobby Kelly made a motion and John Jensen seconded that this item be tabled in order to review it in further detail. All were in favor. Motion carried.
- f) Fountain Service Contract  
Bobby Kelly made a motion and Jerry Doherty seconded it to sign a contract with Vertex Water System. All were in favor. Motion carried

### **Future Agenda Items:**

**Next Meeting: Thursday, April 24<sup>th</sup>, 2014**

**Adjournment:** Motion made by Bobby Kelly and seconded by Hal Bardon to adjourn the meeting – None opposed – Motion carried.

**Submitted** by Jan Finander Scott, Recording Secretary