

# Board Notes

Oct. 18, 2018

## Budget Workshop Meeting and Board Meeting

The Budget Workshop & Board Meeting will be on Thursday, Nov. 15th at Resort Management. The Workshop will begin at 3:30, followed by the Board meeting. Both meetings are open to all.

## Garage and Front Door Painting Update

All the front doors and garage doors have been painted and a final inspection will be made for any problems. The doors that needed replacing will be installed after Nov. 9th reported Director Tim Allen, Project Coordinator.

## Post Hurricane Irma

President Bill Penney reported the community is looking good since Hurricane Irma hit, better than others he's seen. Roofs are completed. Building 15, which had to be tarped for extensive repairs has been finished. Conroy had quoted \$1,200 to repair Building 15, but called to say he'd do it for free since Saratoga has been so good to work with. President Penney said it was difficult finding someone to repair damage to the gutters and downspouts. He thanked Property Manager Bob Delaney for getting Sapphire to do the work.

## Roofs

Director Hal Bardon said the roofs were repaired by August and it looks like they should last another 15 years because of the double under layment. Both the specialist that was hired last year and Conroy Roofing agreed as to the projected life of the roofs.

## Renter/Guest Report

Vice President/Secretary Jan Scott reported there are 5 renters in the community, including 2 that are annual. She said any owner interested in renting his units must fill out an application and pay \$100 for a background check. Even if an owner is having a family or friend stay in their absence, an application must be filed with Resort Management.

## Document Update

Voting on the document update was tabled because the Florida legislature came up with massive changes that have affected the work the committee

has done. Director Hal Bardon, said the state statutes take precedence over Saratoga's documents. "At this point it's up in the air," he said. "We will have to sit with attorney and go over everything." Chris Morgan, said in addition to making the documents consistent with Florida law, it's important to make it easier to amend the documents. Currently it requires amendments to need 60% of owners voting to approve, which he previously said is a very high bar.

He explained the high bar was set because the developer, who created the documents, didn't want to have to deal with a small number of owners who wanted a change. "He made it very hard to amend the documents." Property Manager Bob Delaney said many associations have reduced the percentage of owners needed to change the documents.

### Electronic Voting

The board tabled a motion to making electronic voting available to owners. Currently voting at annual meetings is done either in person or by proxy. Electronic voting would give owners the option of voting electronically. Director Tim Allen said if board approves electronic voting, each owner wanting to use it would have to opt in. Anyone who doesn't would be able to vote by proxy or paper. The service would track owners and send reminders to owners to vote. They would let the property manager know who voted so the board knows whether a quorum (50% plus 1 of the owners) is participating.

### SenEarthCo

In a 4 to 1 vote, the board approved using SenEarthCo to get provide information to owners. Director Hal Bardon voted no. Director Tim Allen said Resort Management uses SenEarthCo to maintain records for Saratoga. He said it would reduce some of Saratoga's responsibility for providing information to owners. He said everyone would get their own login; additional people from a household could be added. Owners would not be required to use it. Currently agendas and minutes are placed on SenEarthCo, as are other documents pertaining to Saratoga.

First the board members will be trained on using SenEarthCo. After that, owners will have access to it and training will be available.

### Iguana Problem

There has been an iguana or two spotted around the pool area. Residents are warned not to approach them because they could bite. President Bill Penney said he had someone come out to get rid of them, but he was only able to catch one. The board will address this issue again at its November meeting.

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### Christmas Decorations

Last year the company hired to decorate the entrance did not do a good job, so the board has volunteers to decorate it like used to be done. Materials and supplies will be bought and the committee will decorate it this year.