

**Saratoga at Lely Resort
Board of Director's Meeting
Approved Minutes
February 28, 2017**

Call to Order: Mr. Jensen called the meeting to order at 5:04 PM. All Board Members were present including John Jensen, Hal Bardon, Bill Penney, Keith Ford and Jan Scott. Community Association Managers, Geri Bauer was also present with 7 unit owners.

Quorum: Established

Approve Agenda: Notice/Agenda was posted accordingly on clubhouse bulletin board and via e mail. A motion was made by John Jensen, seconded by Mr. Penney to approve the agenda as posted. None opposed – Motion carried unanimously.

Minutes: A motion made by John Jensen, seconded by Mr. Penney to approve the meeting minutes of the 2/28/17 Board Meeting. None opposed – Motion carried unanimously.

President's Report: (John Jensen) Mr. Jensen welcomed everyone and announced that Bonita Vandall would be leaving Saratoga as her family was relocating to the Tampa area, thanking her for her support over the years and acknowledging her as the best CAM assigned to the community by far. Ms. Vandall introduced Geri Bauer as the new CAM assigned to the community. Ms. Bauer was welcomed by the Board.

Treasurer's Report: (Hal Bardon) Mr. Bardon reported the auditor had completed his report, all questions were answered and the final report will be emailed to the Board tomorrow. A draft should be released shortly thereafter to the Board. By proper motion by Ms. Scott, seconded by Mr. Penney it was unanimously approved to accept the Treasurer's report as presented.

Secretary Report: Ms. Scott extended her appreciation to Bonita for helping with the minutes from the beginning and during her recuperation and wished her well. She welcomed Geri as the new property manager. She attended a Board Certification class and encouraged everyone to do so as well.

Director's Report (Keith Ford) No report.

Director's Report (Bill Penney) No report.

Landscape Committee (Don Glover/Keith Ford) Keith Ford reported on behalf of the committee. The committee has been concentrating on the entrance to Saratoga. A group of men pulled out the junipers in order to plant flowers there and placed some plants next to the signs. Several members of the LC made a list of dead trees to be removed and shrubs that are dying or need replaced. Approx. 150 shrubs are needed. Next Tuesday they will start coming in and plant new shrubs. The contract says once a year planted at no charge. Later on in the spring we will plant some trees due to rain fall need. Don Grover, Gwen Morgan and Lorraine Ehrman did a lot of work. People visiting Saratoga feel it looks beautiful and have commented so to Ms. Scott.

Social Committee (Pat Schulte/Peggy Kent) The most recent event on 2/15 was a catered bbq at the clubhouse with 50 people attending, March 4 there is coffee, and other events including the Naples Botanical Gardens and a sunset cruise.

Communications Committee (Diane Jensen) Ms. Jensen wanted to share that 1500 people have visited the Saratoga website since 1/1/17. There are no planned changes in the near future.

Pool/Clubhouse Committee (Mr. Penney) Mr. Penney commented the pool has a new heater and we can now get it to 86 degrees, two standup umbrellas were added and there is nothing out of the ordinary according to Steve our pool technician. The pool house has a new a/c system. We will request a proposal from Romeo Air for maintenance. It was noted the contract with Conditioned Air should not be renewed. Rich noted that under the kitchen sink the hand hose is causing a leak under the sink. We will get a plumber to install the new faucet recently purchased from Lowes.

Lakes Committee (Rich Wilhelm) Rich was not present. Mr. Penney reported Aquatic Systems is out and the LCDD is now doing the lakes.

Managers' Report Ms. Vandall reported drywall replacement was done at 8153-601 due to a leak between units that has been repaired. Roof leak repaired were done by Kelly Roofing at 8212-103, 8188-704 and 8143-2302. 8165-1304 had a wood pecker issue. Blastmasters were currently on site cleaning building roofs at building 5 through 16 from 2/17 to 3/3/17. All three fountains were inspected by Vertex on 1/19/17 and all is well. A light bulb was recently replaced in the pool. The Fire Department recently reinspected all buildings on 1/31/17 and found all but one unit to be in compliance, but felt that it would soon be cleared, all palm trees were recently trimmed, driveway pavers were reset at 8196-501 and a second floor level light bulb was changed at the pool building.

Association Member Forum: Diane Jensen signed up to speak on behalf of Jeffrey Koch (unit 604) who is unable to be here but would like this issue addressed.

He would like to have cell phone usage in the pool area prohibited or curtailed. It is very annoying when someone is trying to relax or read a book when others nearby are talking loudly on their cell phones. Not only is it annoying, but also others don't really care to listen to their personal conversations. His request is not due to an isolated incident but rather several incidents (not sure if by guests or residents).

Perhaps phone calls should be taken inside the clubhouse or to an area closer to the clubhouse, away from residents relaxing around the pool.

With the prevalence of cell phones, other organizations have rules concerning their use in common areas, including ringers turned off (vibrate mode). Some even prohibit it.

This issue was discussed at length, and is addressed later on the agenda.

OLD BUSINESS: None

NEW BUSINESS:

a) Dryer Vent Cleaning: A contractor is required to inspect the dryer connections and provide a bid. The manager will get with a contractor to submit a bid to inspect the dryer vents for proper connections on the second floor units only. Motion by Ms. Scott, seconded by Mr. Penney, all in favor.

b) Roof Cleaning Schedules: It was reported the roof cleaning had started 2/27 and is expected to be complete 3/3. They have stated as well and the roofing company that there is no concern for damage under the soffits.

c) Reserve Update: Mr. Jensen stated the Association Attorney said since the issue was not on the Annual Meeting agenda, obtaining a reserve report was not binding to the board. Mr. Bardon reported that he had contacted the Reserve Study group for an update price and was advised \$2100, with six weeks advance notice. 7/31/17 will be three years and if done at that time it would require Resort Management provide them with capital expenditures in the community. Much discussion ensued. By proper motion by Ms. Scott, seconded by Mr. Penney it was approved to the reserve report be reevaluated for next year. The motion passed by a vote of 4 – 1 with Mr. Ford dissenting.

d) Cell Phone Use around the Pool Deck Area: It was discussed that voice level discussions is difficult to restrict. Perhaps a suggestion to keep the cell phone use to a minimum. The Communications Committee will place information on the website to be respectful with cell phone usage and include a note on illegal speeding through the community. If it becomes a larger issue, the Board will readdress. Jeff Koch will have his letter answered in that the Board working in conjunction with the Communication Committee is bringing awareness to the issue.

e) Condo Check when Owners are Not in Residence (Rule 16): Mr. Bardon addressed a \$4k recent repair issue of drywall and mold in a downstairs unit. By proper motion by Mr. Bardon, seconded by Ms. Scott it was unanimously approved to appoint John Jensen and Hal Bardon to meet with the attorney to discuss our options in protecting the Association in providing large repairs due to unit owner negligence and come back to the board with unit Ms. Sting the association for large repairs, to report back to the board with options and recommendations.

A letter to the owners to renew their information in the form of an Owners Information Sheet will be placed in the next billing with a request for keys to units.

The next Board of Directors meeting will be held on March 23, 2017 at 5:00 PM.

Adjournment: There being no further business to be brought before the Board, by proper motion by Ms. Scott, seconded by Mr. Jensen the meeting was adjourned at 6:21 PM.