

**Saratoga at Lely Resort**  
**Board of Director's Meeting**  
**Approved Minutes April 23<sup>rd</sup>, 2015**

**Call To Order:** John Jensen called the meeting to order at 5:30 PM. All Board Members were present. Property Manager Bonita Vandall was also present.

**Quorum:** Established

**Approve Agenda:** Notice/Agenda was posted accordingly on clubhouse bulletin board and via e mail. A motion was made by Ms. Scott and seconded by Mr. Guilliams to approve the agenda as amended to change the order of Old Business items. None opposed – Motion carried.

**Minutes:** A motion made by Ms. Scott and seconded by Mr. Bardon to approve the meeting minutes as amended of the March 23<sup>rd</sup> Board Meeting. Four Approved – Mr. Penney abstained. Motion carried.

**President's Report:** (John Jensen)

Mr. Jensen wanted to thank Yvonne Arbeit for her 8 years of volunteering to be the Holiday Decorating Chair. She has saved the community lots of money and has done a wonderful job.

Mr. Jensen also wanted to thank Mr. Penney and the Clubhouse committee for all their time and effort to bring the Clubhouse renovation proposal to the board for enactment.

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

Board Members received the financials via email prior to the Board Meeting for perusal. No questions.

All homeowners are up to date with their fees.

Motion made Ms. Scott and seconded by Mr. Penney to approve Treasurer Report – Motion unanimously passed.

**Secretary's Report** (Jan Finander Scott)

No report

**Director's Report** (Dave Guilliams)

No report

**Director's Report** (Bill Penney)

No report

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

Mr. Ruscito read his report which is part of this meeting's minutes and posted on the website.

**Social Committee** (Nancy Guilliams and Barb Bisol)

Ms. Bisol read her report which is attached as part of this meeting's minutes.

**Communications Committee** (Diane Jensen)

Ms. Jensen read her report which is attached as part of this meeting's minutes and posted on the website.

**Pool/Clubhouse Committee** (TBD)

No report

**Lakes Committee** (Rich Wilhelm)

The Lakes Committee continues to work with the Landscaper to control the erosion problem. Collier County has provided recommendations as to what can help the problem.

**Association Member Forum**

Ms. Matsuda (#1902) commended the board for limiting the clubhouse remodel to \$40K.

Ms. Smart (# 1602) questioned policy for posting on the bulletin board. Only persons who put up a flyer can take it down.

Mr. Bisol (#203) questioned the renovation of the clubhouse in that since the board had accepted Mr. Guilliams comments in the meeting minutes would they revisit the question with the attorney. Mr. Jensen stated that per the attorney the board has the authority to spruce up the clubhouse and do whatever they want in this regard. This has now been repeated three times and he hoped this would finally put an end to it.

Ms. Scott (#202) commented that she as well as other residents has been remiss in following the rules and regulations concerning garage doors and that they are to remain closed only for egress and ingress.

Mr. Kelly (#2102) questioned the board's justification in doing the clubhouse sprucing up rather than doing a complete renovation as voted by the membership. Mr. Penny advised that when Mr. Kelly left the board, he had stated it would be left up to the next board of directors to decide what to do concerning the clubhouse. The former committee had two years and could not get it under contract. A new committee was formed and they have put in the effort requested and the board will proceed as voted. Ms. Scott continued the discussion concerning the efforts of both committees, past and present and all volunteers were commended for the hard work they had put into the overall project.

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

Ms. Vandall read her report which is part of this meeting's minutes and posted on the website.

### **Old Business**

#### **a) Clubhouse Remodel**

Mr. Penney provided all Board Members a folder on the Clubhouse Remodel prior to the meeting so that Board Members could review the proposal. There was also a planning board on the counter with color schemes for those present to review. His committee decided what was necessary to make the Clubhouse updated and refreshed. They worked hard and put in many hours investigating to get the best materials and work for this project. By proper motion by Mr. Penney, seconded by Ms. Scott, the proposal for the Clubhouse was approved by a vote of 4 to 1 with Mr. Guilliams dissenting.

#### **b) Holiday Decorations**

Ms. Arbeit submitted three alternatives to choose to handle the Holiday Decorations. 1) Buy materials costing about \$2700 with shipment and installation costing \$600. However, the homeowners would be responsible for maintaining this option. 2) Trimmers Company (professional decorators) would provide the material, install, maintain and take down the decorations for a two year contract for \$2000 per year. 3) We, as a community buy materials and maintain it ourselves. By proper motion by Ms. Scott, seconded by Mr. Guilliams, it was unanimously voted to contract with Trimmers.

#### **c) Communitywide Cable Service**

By proper motion by Mr. Guilliams and seconded by Mr. Penney to table this item until the next Board Meeting to get more information was unanimously approved.

#### **d) Pool Deck**

By proper motion by Mr. Guilliams and seconded by Mr. Jensen to table this item until the next Board Meeting. We are waiting for the specifications on the Engineer's report. At this time the deck repair would be purely cosmetic as there is no structural damage. The deck and pool will eventually have to be replaced.

#### **e) Association Contracts**

The Board received by email the information of the Association's Contracts prior to the meeting. By proper motion by Mr. Guilliams and seconded by Mr. Penney this report was unanimously approved.

### **New Business**

#### **a) Approval of Hurricane Shutters #2201**

By proper motion by Mr. Bardon and seconded by Mr. Penney to approve the homeowner's request of the Hurricane Shutters under the conditions that everything visible is white and providing that all other units in the building conform to the same request and follow the Associations Rules and Regulations. It was unanimously approved.

#### **b) Saratoga Web Site, Minutes of Meetings & Board Briefs**

Mr. Guilliams proposal to have all five directors approve Board Briefs posted on Saratoga's website was defeated 4-1 Mr. Bardon said Board Briefs are not an official document, minutes are. To clarify this difference, by proper motion, the board unanimously agreed there should be a disclaimer that Board Briefs are not official minutes. Mr. Guilliams also proposed a succession plan for some of the crucial jobs such as landscaping and communications. There are backups for these positions. By proper motion, his proposal to do this was defeated 4 to 1 with Mr. Guilliams voting for the plan.

#### **c) Audit vs current Reserve Study**

Mr. Guilliams proposed creating a committee, led by Mr. Bardon (treasurer,) to go over the reserves to see whether reserves are fully funded. Mr. Bardon said the issue was addressed during a budget workshop last year after a reserve study was completed. The budget was the appropriate way to fund reserves. Resort Management Accountants and the CPA who conducted a full audit vetted the board's plan. It will be discussed again in October when next year's budget is prepared. By proper motion by Mr. Guilliams and seconded by Mr. Jensen, it was defeated 4 to 1 with Mr. Guilliams voting for the committee.

**Next Meeting: Thursday, May 14<sup>th</sup> at 5:30 PM**

**Adjournment:** Motion made by Ms. Scott and seconded by Mr. Bardon to adjourn the meeting. Unanimously approved.

**Submitted** by Jan Finander Scott, Secretary