

Saratoga at Lely Resort
Approved Board of Director's Meeting Minutes
March 26th, 2015

Call to Order: John Jensen called the meeting to order at 5:30PM. Board Members: John Jensen, Hal Bardon, Dave Guilliams & Jan Scott were present. Bill Penney was absent and excused. Property Manager Bonita Vandall was present.

Quorum: Established

Approve Agenda: Notice/Agenda was posted accordingly on clubhouse bulletin board and via e mail. By proper motion by Mr. Jensen, seconded by Ms. Scott, the agenda was unanimously approved.

Minutes: By proper motion by Mr. Jensen, seconded by Ms. Scott, the minutes of December 10th, 2014 and February 26th, 2015 meetings were unanimously approved.

President's Report: (John Jensen)

Mr. Jensen was pleased with the turnout (approximately 35) for the Volunteer Dinner. He thanked his wife, Diane Jensen, for all that she did for making the occasion a huge success.

Mr. Jensen handed out to the Board members from the Association's Attorney, Jamie Greusel, legal answers to several questions that were being raised by the board and homeowners. Based on the opinion of counsel, Mr. Jensen stated he would prefer to continue with the current board adopted policy of allowing unit owners to speak under the Association Members Forum of the meeting agenda. There was no objection from the board. Mr. Jensen further reported the opinion of counsel concerning the Clubhouse Remodel that the board could do nothing, spend up to \$75,000, or spend less than \$75,000. Mr Guilliams stated that the wrong question was given to the lawyers. He stated that the question that was supposed to be asked was whether the new proposed scope for a "\$40k spruce up" instead of a "\$74k major renovation" was sufficiently different from the project originally presented to the Association members that it actually represents a new project with a cost of more than \$10k and must be presented to the full membership for approval as a new project. A discussion continued concerning the Board's ability to proceed with the clubhouse renovations project. Mr. Guilliams requested Mr. Jensen readdress the matter further with counsel as previously requested. Mr. Jensen reminded the board that at the February 26, 2015 Board Meeting it was approved to spruce up and decorate the clubhouse with approximately a \$40,000 budget and no further action was necessary.

Treasurer's Report: (Hal Bardon)

The audited financial statement was given to the Board Members prior to the meeting to review. There were no questions about the statement. Based on a question from a member, it was stated the board will decide as to whether they will have another complete audit or only a financial review (which is mandated yearly) which is generally done in conjunction with the Budget approval meeting. February Draft financial statements were handed out to the Board.

It was requested the financial statements be submitted prior to the Board Meetings so that Board Members can review them before the meeting. Resort Management and Mr. Bardon will attempt to comply by email.

One unit is behind on maintenance fees and given final notice before taking legal action.

By proper motion by Ms. Scott, seconded by Mr. Jensen, the Treasurer's report was unanimously approved.

Secretary's Report (Jan Finander Scott)

Ms. Scott thanked the Jensen's for the wonderful and successful Volunteer Dinner

Ms. Scott said those who attended the Board Certification can get a copy of the Parliamentary Procedure Guide from the presenters.

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 are attached as a part of this meeting's minutes and posted on the website.

Social Committee (Nancy Guilliams and Barb Bisol)

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

Communications Committee (Diane Jensen)

No report

Pool/Clubhouse Committee (TBD)

No report

Lakes Committee (Rich Wilhelm)

Mr. Wilhelm reported that he is working with the Landscape committee and the Landscaper to deal with the erosion. He is working to resolve the problems of the spike rush invasion. Fountain heads will have to be replaced eventually.

Association Member Forum:

Mr. Kelly (Unit 2102) addressed the last board meeting and the approval to spend \$40,000 for the clubhouse renovations. Stating \$75,000 had been approved by the membership for renovation and further explained the reserve of \$40,000 and the confusion it had created. He requested the board's justification of ignoring the membership wishes and doing something other than what was presented and approved.

Mr. Bisol (Unit 203) expressed his displeasure with the board's action concerning the clubhouse renovations and advised legal proceedings may occur.

Ms. Guilliams (Unit 204) expressed her concern with the obvious division of the membership concerning the clubhouse renovations and the need to work with the new committee members as some members are new to the community and did not know the history of the previous committee and the membership vote based on the past recommendations.

Mr. Hicks (Unit 1204) questioned the year end financials and recently completed audit and asked if the board had approved an audit to be done again next year. This was addressed by Mr. Bardon in the Treasurer's Report.

Managers' Report (Bonita Vandall)

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

Old Business

a) Status of Pressure Washing

The Pressure Washing phase has been completed for this year.

Ms. Vandall will request Blastmasters to take inventory on the Gutters staining that could not be removed and provide an estimate. If they do not wish to provide an estimate we will look to another vendor.

b) Communitywide Cable Service

The committee met to find out if this was a viable project for the community. Many questions arose about the homeowners' investment into this type of project. The companies that provide these services usually require 100% participation, long term agreements, control of increases, etc.

Board members were given a brochure by CSI who is the nation's largest procurement of these services.

By proper motion by Mr. Guilliams, seconded by Ms. Scott it was approved to recommend proceeding with an agreement with CSI, with legal review and report back to the Board at the next meeting.

c) Pool Deck

Mr. Guilliams reported that the pool/spa has a lifespan of 15-20 years (already 12 years old). The deck & pool resurfacing have to be done eventually at an estimated cost \$40K. The Board might want to proceed with a basic repair at this time and do both projects at one time. The engineer will provide the specifications as was previously requested by the board and this will cost approximately \$2500. Further discussion was tabled until next meeting when more information is available.

d) Clubhouse

Mr. Penney who chairs this committee was not present.

By proper motion by Mr. Jensen, seconded by Mr. Guilliams, this matter will be discussed at a special Board meeting when all Board members will be present. The board will get a consensus of what items will be updated and give the Committee the direction it needs to proceed with the renovation. All agreed.

e) Association Contracts

Ms. Vandall handed out a list of all the vendors that the Association has contracts with. The Board asked for more information on the list and Ms. Vandall will provide the necessary details at the next meeting.

New Business

a) Lake Planting for Erosion Prevention

The Lakes and Landscape Chair people met with the contractors who recommended planting on land/water's edge to preserve the lake as needed. They will continue to meet to make decisions on what course to take.

By proper motion, Mr. Jensen, seconded by Mr. Guilliams, made a motion for these committees to plan an expenditure that will be presented to the Board for approval in next year's budget for the Lakes Committee. Motion carried unanimously.

b) Clubhouse Cleanout

By proper motion by Mr. Jensen, seconded by Mr. Guilliams, this item will be tabled until the Special Board Meeting.

Next Meeting: April 23rd at 5:30PM

Adjournment: By proper motion by Mr. Guilliams, seconded by Mr. Bardon to adjourn the meeting at 7:25 PM – None opposed – Motion carried.

Submitted by Jan Finander Scott, Secretary