

# **Saratoga at Lely Resort**

## **Board of Directors Meeting**

### **March 23, 2017**

### **Approved Minutes**

**Call to Order:** Mr. Jensen called the meeting to order at 5:04 PM. All Board Members were present. Community Association Manager, Geri Bauer, was in attendance. Also present were 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 Mr. Jensen, seconded by Mr. Penney to approve the agenda as posted. None opposed – Motion carried unanimously.

**Minutes:** A motion made by Mr. 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 talked about the New Community Group he has started called "LOG" Lely Owners Group. The purpose is to discuss common elements that affect all owners in the community such as growth, traffic, lakes. Speakers will be invited to educate members on specific topics. They had 17 representatives show up for the first meeting. One representative from each of the 41-42 associations in Lely Resorts are welcome. Ms. Scott suggested that Ms. Jensen send out to the residents the latest Town Meeting Commission Minutes including mentioning Donna Fiala retiring.

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

Mr. Bardon reported the February Financial have been reviewed and no significant changes at this time. Drywall repair was paid in February that was discussed last month. By proper motion by Ms. Scott, seconded by Mr. Penney was unanimously approved to accept the Treasurer's report as presented.

**Secretary Report:** No report.

#### **Director's Report** (Keith Ford)

Mr. Ford reported that Don Glover is the BEST Co-Chairman as well as members Gwen, Chris, and Lorraine. They have been doing a great job. Over 300 plants were installed by the landscaper at no charge to the Association.

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

Mr. Penney made a key for the outside landscape storage closet and a key for the front gate to open it manually if it sticks. He has made several keys for the A/C control in the Clubhouse.

#### **Landscape Committee** (Don Glover/Keith Ford)

No Report

#### **Social Committee** (Pat Schulte)

The pot luck was well attended and they sang Irish songs and danced. Thanks to Nick, the keyboard man from New Jersey, for the great music.

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

It was reported that recently a realtor contacted Ms. Jensen asking whether Saratoga had a particular unit available for sale. It seems like Saratoga is getting a reputation as a great place to live. This is someone that Ms. Jensen doesn't know personally, but apparently, the word is out. Ms. Jensen will be encouraging residents to let her know if they are planning to sell. That way we can hopefully help the owners find a buyer.

### **Pool/Clubhouse Committee (Mr. Penney)**

Mr. Penney is working on A/C Contract for maintenance by Romeo Air. The Board needs more specifics.

### **Lakes Committee: (Rich Wilhelm)**

Ken @ Lake Dr's will be giving a quote for the following: 1. removing dead grass to stop erosion. 2. planting sod in rows to edge of lake 1' apart 3. putting in rip rap to stop the erosion. 4. Plan, Prices, Maintenance on new plants will be provided. Back pack sprayers cost may be a concern. A detailed estimate is requested for both ponds.

**Managers' Report** Ms. Bauer asked all to work with her gathering information about community to provide the best care. It is helpful to know who is responsible for what committee or information.

### **Association Member Forum:**

No members spoke

### **OLD 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. Vent repair was done by Sapphire Maintenance on units 204-203 at a cost to the Association of \$200. Some of the upper unit vents appear to go out through the roof and lower units go out the side. Previously the Association paid for cleaning the vents from the outside and a \$20 fee was charged per unit owner to clean the vent from the inside. Ms. Bauer will provide the board with the previous invoice. Ms. Bauer will provide Mr. Penney with Lint Away's contact information to get a quote from them to figure out which units may need vents reattached and whether Lint Away caused the damage to vents when cleaning.

**b) Rule 16:** A meeting with Mr. Jensen and Mr. Bardon and attorney Jamie Greusel was held regarding the Association's Rule 16. Mr. Bardon will go back to the attorney for more information. By proper motion Mr. Bardon, seconded by Ms. Scott, it was unanimously approved to appoint Mr. Jensen and Mr. Bardon to meet with the attorney to discuss our options in protecting the Association in providing large repairs due to unit owner negligence, to report back to the board with options and make recommendations to be approved by the property owners at the annual members meeting.

### **NEW BUSINESS:**

a) Clean up of the Lakes: Ms. Scott made a motion, seconded by Mr. Jensen to approve the Association's Landscaper, Prestige, to clean up the dead material from the lakes' shoreline and haul it away for \$3000 with a completion date of April 15<sup>th</sup>. It was unanimously passed by the board. The fee will be charged to the Associations Contingency Fund.

The next Board of Directors meeting will be held on April 27, 2017 and May 18<sup>th</sup>, 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. Penney the meeting was adjourned at 6:08 PM.