

# Board Notes

May 18, 2018

*(disclaimer: these are not official Board Minutes)*

## **Garage, Front Door Painting**

CertaPro was awarded the contract to paint the front and garage doors for \$35,833. The company's bid included prep to correct the problem of mold and to provide 2 coats. Because of roofing and seal coating projects, no firm date has been set for the painting.

**Electronic Voting** The board voted to look into making electronic voting available to owners. They would not be required to vote electronically, but could opt in if they chose to do so. Board members indicated with the upcoming vote on revised condo documents, it would be less costly than mailing the full proposal.

## **Condo Documents**

The Document Committee has been working on updating the condo documents for almost a year and is expected to get them ready for board review by the first meeting in October. Committee members Hal Bardon, Marianne Galeazzi and Chris Morgan have been working with the attorney to make them more in line with Florida State Statutes and get rid of language pertaining to the builder. It is the first revision since Saratoga has been built.

Plans are to submit the 180-page document to the board over the summer and include a synopsis changes. The proposed timetable calls for the board to approve at the November meeting so owners can review in December. The board would like to see it presented at the annual meeting in January but there is a possibility it will not be ready in time. A lot depends on the attorney preparing the final document.

## **Document Approval Committee**

The board voted to create a 12- to 24-member document approval committee that would personally contact owners to explain the proposed condo documents amendments and answer any questions. Since there are 24 buildings in Saratoga, each member would be responsible for 1 or 2 buildings, depending on the number of people who volunteer. The idea is to make sure everyone understands what is changing in the documents and why. The bar for approving the documents is very high: 2/3s (or 64) of the owners.

**Owner Violation Status** The owner of the unit who illegally rented their unit has paid the \$6,700 fine levied by the board and upheld by the fine

committee. According to the rules and regulations, owners may rent their units up to 3 times a year for a minimum of 30 days each. Also, owners must submit an application to Resort Management, so a background check can be performed.

Owners must also submit an application for non-paying guests who occupy the unit without the owner present. Owners who do not follow this procedure may be fined \$1,000 per occurrence.

SenEarthCo The board is looking into offering SenEarthCo, a homeowner association management tool, to owners interested in using it. This program, which Resort Management already uses, tracks quarterly payments, action requests, minutes, newsletters, etc. Owners would use this program only if they wanted to and would be able to login through the Saratoga website.

If an owner decides to use this password-protected online program, a spouse could get his/her own login if requested. The board will become familiar with the program before offering it owners.

### **Storm Shutter Approval**

Unit 1803 was given approval to install storm shutters with the provision the color be white, bone or clear.

### **Grills**

In a 4 to 1 vote, the board approved wood pellets grills to be allowed to be used by owners. Currently owners may use electric and charcoal grills, non-electric grills must be at least 10 feet from a unit when grilling. None can be used on lanais.

Jan Scott voted against the proposal. Propane and gas grills are prohibited, by Florida Statute in condominiums.

### **Transfer of Domain/Website to Association**

The board approved the transfer of the domain and web hosting to the Association and the reimbursing of Diane Jensen for the past year's costs.