

Saratoga at Lely Resort Condominium Association
Board of Directors Meeting
September 26, 2013
Minutes

Minutes from a Board of Directors meeting for Saratoga Condominium Association, Inc., held on September 26, 2013 at 6:30 PM in the Saratoga Clubhouse, Naples, Florida.

Establish Quorum:

Directors Present: Bob Kelly, Hal Bardon and Cynthia Knight

Directors Absent: John Jenkins and Blaine Hicks

Also Present: Several members of the Association were in attendance, as well as Bonita Vandall with Resort Management.

Call to Order:

A quorum being present, the meeting was called to order at 6:30 PM by Bob Kelly.

Proof of Notice:

A notarized proof of notice is now on file.

Secretary's Report/Approval of Previous Minutes:

The minutes of the previous meeting(s) of May 30, 2013 and June 21 2013 were read by Bonita Vandall.

By proper motion by Bob Kelly, seconded by Cynthia Knight the minutes of May 30, 2013 were corrected with the proper spelling of "Delcompare" and were unanimously approved.

By proper motion by Bob Kelly, seconded by Hal Bardon the minutes of May 30, 2013 were unanimously approved as presented.

Reports from Officers/Committees:

Treasurer's Report: Hal Bardon addressed the June, July and August 2013 financials. The insurance expense is in line for budgeting purposes and Landscape plantings are under budget for the time period depending on the Landscape Committee plans for the remainder of the year. The cost of the new ORP should go through capital improvements and Resort Management will make the correction. Although we expect to be close to budget at year end, the unknown clubhouse repairs may affect this. The collection of maintenance fees is current. The property appraisal was updated by Townsend Appraisers with a replacement cost increase of 2.6%, comparable to the increase of last year. By proper motion by Bob Kelly, seconded by Cynthia Knight the Treasurer's Report was unanimously approved.

Landscape Committee: Bob Kelly reported the planting of the shrub walls had been completed since the last meeting and approximately (30) 5.5 foot tall plants were planted. Also from the Delcompare plan approximately 53 cocoplums were planted in the parking areas. We are working with Florida Native plants. We will not proceed with the board approved plan until the committee returns and can see what has been done to date and ask questions. A meeting will be held with the

committee and board but will not be done until the end of October, beginning of November. It is expected that the remaining money in the 2013 budget will be spent. It was noted there has been some unhappiness with the current lawn care provider and the Committee will review upon their return.

Pool/Clubhouse Committee: Cynthia Knight read the report on behalf of Committee Chair Jerry Knight, a copy of which will be kept on file for future reference. The spa heat is back on from the recent renovations and is currently at 102 degrees and it was felt the temperature should be increased. Bob Kelly requested the committee members turn in their receipts for materials and supplies to Resort Management for reimbursement. Management will address cleaning concerns with Bayside Cleaning.

Lakes: Bob Kelly reported the lakes look much improved this year and there are no plans to do anything further this year until the Lake Committee members return and finish their project. There may be further work planned for 2014. Everyone committed the lakes looked to be in very good shape.

Association Members: There were some comments from the audience concerning the Landscape Committee and ideas for the continued use of native type plantings, additionally the need to spruce up the front entrance primarily the middle island where the rock beds are and a request to appoint a woman to the committee for additional input.

Manager's Report: Bonita Vandall provided the Manager's Report, a copy of which will be kept on file for future reference.

Old Business:

Roofing Replacement Costs for Budget Consideration: Hal Bardon will consider the roofing numbers for reserve schedule purposes. It is known there will be more roof failures past the 20 year mark and there is a need to increase the reserve contribution every year. There was some discussion concerning the reserve schedule gradual increase to be considered per year.

Status of Pool Storage Door to be replaced: Cynthia Knight reported the pool storage door had been successfully replaced by Anything in Doors as proposed.

Status of Landscape Plan: Bob Kelly reported this had been previously discussed.

Bids from Property Manager for Cleaning Dryer Vents with option of homeowners to pay to have inside vents cleaned at the same time: By proper motion by Bob Kelly, seconded by Hal Bardon it was unanimously approved to contract with LintAway as quoted at \$18 per unit, with the unit owners to pay \$20 for inside cleaning if they so choose. Any hose replacements will cost \$20 and is unit owner responsibility. The unit owners will be expected to schedule the service direct with LintAway personnel.

Status of Clubhouse Sliding Door/Window water issue: Bonita Vandall reported the remedial work was recently completed on the stationary store front windows in the clubhouse by Acuff Quality Glass at the quoted amount of \$195. This was an effort to remove old existing sealant between the window pans and glass stops then clean and reseal all corners and tap cons and drill

weep holes as an added preventative measure. It was further reported that a separate bid had been obtained from SafeZone, Inc., which involved a more drastic repair of removing the windows and sliding glass doors, replacing the metal sill pans, all frame anchors with stainless steel frame anchors, caulking, etc., at the quoted price of \$ \$6,275.00. The windows will be water tested and if the work by Acuff does not work then we will bring in a General Contractor to inspect and advise.

Status of Rain Diverters from Kelly Roofing: Bonita Vandall reported Kelly Roofing Project Manager Joe Kelly Jr., had contacted her by email and advised there was a mistake in their office not including all addresses on the repair proposal. He would be scheduling a crew to return and finish the remaining buildings.

Pressure Washing/Roofs: Bob Kelly reported pressure washing of the building roofs needs to be completed in a two year rotation and requested the 2014 budget reflect 12 buildings and the remaining 13 buildings would be completed the following year. By proper motion by Bob Kelly, seconded by Cynthia Knight it was approved to pressure clean the roofs on a two year rotation and budget accordingly. The motion passed by a two to one vote, with Hal Bardon dissenting.

New Business:

Staining of the 2 Park Benches: Bob Kelly reported the benches are maintained by volunteers within the community and there is nothing for the association to address.

Status of Car Stops/Bumpers for Replacement: Bonita Vandall will take a total inventory count of the number of car stop/bumpers in the community that need to be replaced.

Seasonal Plantings/Owners' Request: Bob Kelly reported unit #704 had requested permission to plant geraniums in the front of the unit as had been done in the past. By proper motion by Bob Kelly, seconded by Hal Bardon it was unanimously approved to allow #704 to plant the geraniums again this year with the understanding the approval given is not to be considered to be precedent setting as all unit owners must request approval for plantings.

Set date for next meeting: The next board of directors meeting will be held October 24, 2013 at 6:30 pm.

Adjournment: There being no further business to be brought before the board, by proper motion the meeting was adjourned at 8:40 pm.