

Saratoga at Lely Resort

Board of Director's Meeting

Approved Minutes

March 22, 2018

Call to Order: Bill Penny called the meeting to order at 5PM. Board Members: Hal Bardon, Janet Scott, Tim Allen & Bill Penny were present. Also present was Property Manager Robert Giro from Resort Management.

Quorum: A quorum was established.

Approval of Agenda: A Notice/Agenda was posted accordingly on the Clubhouse Bulletin Board and sent via email to notify residents as required by Florida Statutes. Ms. Scott made a motion, seconded by Mr. Bardon to amend the agenda to include Unit 1801 requesting the Retractable Screen Doors. All were in favor. It was announced that due to a change in Property Managers, resignation of the Association's President that Action Requests were not received in time to be addressed at this meeting. Items will be addressed if possible before the next Board Meeting.

Minutes: A motion was made by Ms. Scott and seconded by Mr. Allen to approve the minutes of February 19th meeting. All in favor. A motion was made by Ms. Scott and seconded by Mr. Bardon to approve the minutes of the March 1st Special Meeting. The vote was unanimous in favor.

Vice President's Report: (Bill Penney)

Mr. Penney announced the resignation of John Jensen as a member, president of the Board since he has moved out the community. He read Mr. Jensen's letter.

Mr. Penney thanked Mr. Jensen for all his hard work all the effort he put forth to help this community and wished him well.

Mr. Penney welcomed Robert Giro as our new Property Manager

Treasurer's Report: (Hal Bardon)

Mr. Bardon, announced that the February financials were emailed to the Board. The Annual CPA report has been completed and will be mailed to the board. Anyone wishing to obtain a copy of the Annual Report has to contact Resort Management to obtain a copy.

Mr. Bardon reported that all but 9 unit owners paid the Special Assessment (one time) to all unit owners for Hurricane Irma repairs. Ms. Scott made a motion to accept the Treasurers report. All in favor, motion carried.

Secretary's Report: (Jan Scott)

Ms. Scott reported the Emergency Preparedness packets were given to 70 residents. This was coordinated with distribution of the Community Directories. Anyone who has not received one should contact her at (#202) or at 239.692.8915 and leave a message.

Director's Report (Tim Allen)

Mr. Allen will be in charge of the Paint Project

Landscape Report (Chris Morgan)

Mr. Morgan reported that committee members have moved and placed more soil piles. Rain from Hurricane Irma has washed soil away from under bushes. The irrigation system is still being repaired.

Document Update Committee:

The Document Review Committee (Bardon, Marianne Galeazzi and Chris Morgan met with the Association's Attorney to recommend any additions/changes to the documents. She will include these items if they are in accordance with the FL statutes. The next step is to present the update to the board to make any additional changes. Then a summary of the revised documents will be made available to residents via email or

upon request. Final approval will be presented at the Annual Meeting for approval by the residents. It will require a 2/3rd vote of the owners to be enacted.

The documents update is necessary because the original ones had items pertaining to the developer. They also need to be aligned with Florida State Statutes that have been changed over the years.

Association Members Forum

Mr. Bartlett (1202) requested Resort Management to do something about his soffits.

Mr. Bisol (203) spoke about a plan to systematically remove the Oak Trees in the Community because they eventually will present a problem.

Mr. Guilliams (204) requested owners to be able to talk on the agenda items as they were being discussed.

Mr. Shaffer (1201) wanted more information on the roof/soffit situation

Managers' Report (Robert Giro)

Mr. Giro gave a brief introduction about his background.

Mr. Giro had nothing to report; he has been trying to bring himself up to speed on Saratoga's business.

Old Business:

- 1) **Roof Update:** Conroy Roofing has been contracted to replace missing and broken tiles, fix all leaks and match new tiles to existing ones. Materials have been ordered. The estimated start date will be April 16th. Cost of repairing the roofs will be \$119,815 including labor, parts material and a 1 year warranty
- 2) **Paint Bids:** The board tabled the existing bids in order to determine if the contractor's bids were consistent with Sherwin Williams's specs. The Property Manager will obtain a cost analysis of at least three companies that will be specific about the paint and what each company will provide. He will report back at the next board meeting.
- 3) **Owner Violation Status:** Ms. Scott reported that she met with the Association's attorney and will be proceeding with legal action. A meeting with the Fine Committee with the Unit Owner will be set up and the Committee will make the final decision and report back to the Board.

New Business:

- 1) **Appointment of Board Member to President:** Ms. Scott made a motion to appoint Bill Penny to the position of President. Mr. Allen second, all in favor, motion carried.
- 2) **Oak Tree Removal Request:** Ms. Scott made a motion to remove the Oak Trees at Building 17 and was seconded by Mr. Bardon. Discussion by residents to remove 17 to 20 oak trees was presented. The board voted unanimously against any Oak Trees being removed at this time.
- 3) **Renters Report**
Ms. Scott reported that there were 9 renters that are known in Saratoga at this time. Four units were sent Violation letters for not providing the proper documentation. Only one is still in violation. The Board will be taking a more active role in checking that unit owners follow the Association documents.
- 4) **Request for Retractable Screen Doors for Units 1801 and 1802**
Ms. Scott made motion, seconded by Mr. Penney to approve these items after Owners submit the specs as long as they are in line with what the community has required. The vote was 3 approvals by the Board members and one abstention due to a conflict of interest by Director Allen. Motion carried.
- 5) **Independent Contractor Agreement.**
Ms. Scott made a motion, seconded by Mr. Bardon to approve the Independent Contractor Agreement to have M. Diane Jensen continue to work as the Communication Liaison for the Community. All were in favor.

The Board voted to appoint Chris Morgan as the fifth member of the Board. The vote was unanimous.

Next Meeting: Thursday April 19th at 5PM

Adjournment: Ms. Scott motioned to adjourn the meeting, Mr. Penny seconded. Motion carried.

Submitted by Robert Giro, Property Manager