

SARATOGA at LELY RESORT

Board of Directors Meeting

April 24th, 2014

Call of Roll, Certification of Quorum, and Proof of Notice: The meeting was called to order at 6:35 pm by Bobby Kelly, President. Board members present were Bobby Kelly, Hal Bardon, John Jensen, Cynthia Knight and Jerry Doherty. Also present was Bonita Vandall manager from Resort Management, Inc.

Additions to Agenda: By proper motion by Mr. Jensen, seconded by Ms. Knight it was unanimously approved to add French Drains to Old business under 7. e).

Reading and Disposal of Any Unapproved Minutes: By proper motion by Mr. Kelly, seconded by Mr. Bardon it was unanimously approved to table consideration of the March 27, 2014 meeting minutes until the next regularly scheduled meeting.

Reports from Officers/Committees:

President: Treasurer, Secretary, Directors:

Mr. Bardon reported the March financials are completed with no delinquencies. The building maintenance account may require further attention as the year progresses. The Treasurer met with the Association's CPA and the association meets the requirements of a review, however a review will cost \$2100 and a full audit would cost \$3,995. The Treasurer recommended the board consider an audit as it was determined that one had never been done. Audit approval will be placed on the next month's agenda. By proper motion by Ms. Kelly, seconded by Doherty the Treasurer's Report was unanimously approved as presented.

Landscape, Communications, Social, Pool/Clubhouse, Lakes:

Mr. Ruscito presented the Landscape Committee Report, as copy of which will be filed as a part of the association's official records and posted on the community website with the meeting minutes.

Ms. Jensen provided the Communication Committee Report, a written report was provided. Ms. Jensen reminded everyone of the website and that changes to the community directory would be sent to everyone by email. She extended her appreciation to everyone for their cooperation.

Ms. Macy provided the Social Committee Report, a written report was not provided. Ms. Malley extended her appreciation to all that participated this year. A written report was not provided. Mr. Kelly thanked the committee for their due diligence in entertaining the community so effectively.

Mr. Sullivan provided the Lakes Committee Report and noted that depleted oxygen or algae blooms cause fish kills in the lakes. A written report was not provided.

Association Members Forum: There was discussion concerning the approved rental and sales applications and to contact the Communication Committee, much discussion concerning a petition in reference to the clubhouse renovation and much continued discussion in this regard.

Manager's Report: At the request of the manager due to time constraints, by proper motion by Mr. Kelly, seconded by Ms. Knight the manager's report was tabled.

Old Business:

- a) **Status of Handrail project by Step at South Entrance to Pool Apron:** By proper motion by Mr. Jensen, seconded by Ms. Knight it was unanimously approved to allow the manager to contract with Southern or Liberty Aluminum at the quoted price of \$600.
- b) **Status of Home Phone Connection System:** Mr. Jensen presented information to the Board of Directors which would enable conference calls for board meetings by five people with the use of Smart phones specifically Apple iPhones and the Android HTC Hero. By proper motion by Mr. Jensen, seconded by Mr. Kelly it was unanimously approved to adopt this form of communication for future board meetings when needed.
- c) **Status of Third Party Report on all Association Reserves:** Mr. Bardon presented information to the Board of Directors concerning his research for a professional reserve analysis of the community. By proper motion by Mr. Bardon, seconded by Mr. Jensen it was unanimously approved to accept the revised proposal from Reserve Analysis at the quoted amount of \$3,050 which includes all expenses for a Precision 20/20 Full Reserve Study.
- d) **Status on Clubhouse Remodel:** Ms. Knight reported her notes on the clubhouse renovation and the recommendations of the committee based on over one full year of research.

By proper motion by Mr. Kelly, seconded by Ms. Knight it was moved to table the remainder of the agenda until the May Board of Director's meeting. The motion failed by a vote of two yes to three no with Mr. Bardon, Mr. Jensen and Mr. Doherty dissenting.

By proper motion by Mr. Kelly, seconded by Ms. Knight it was moved to approve the proposal by JSB Development, Inc., in the amount of \$59,091.00 not to exceed \$67,000 in an open end contract. The motion failed by a vote of two yes to three no with Mr. Bardon, Mr. Jensen and Mr. Doherty dissenting.

Ms. Knight resigned as Chair of the Clubhouse Committee stating work constraints were preventing her from further participating. Mr. Kelly on behalf of the community extended his appreciation to her for having served and asked that she would present her receipts for out of pocket expenses for reimbursement at the next board meeting.

- e) **French Drains:** Mr. Jensen reported all drain pipes and French drains near the entrance areas need to be cleaned before rainy season begins. By proper motion by Mr. Jensen, seconded by Mr. Kelly it was unanimously approved to clean all french drains and gutters for blockage of debris and growth with the work to be done prior to rainy season.

The board reviewed a letter that will be mailed out to all second story skylight owners advising of the unit owners' need to seal the skylights and responsibility thereof.

New Business: There was no new business to discuss.

Set date for next meeting: The next board of directors meeting will be held May 15, 2014 at 6:30 pm at the clubhouse.

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