

Saratoga at Lely Resort

Board of Director's Meeting

Approved Minutes

October 25, 2017

Call To Order: John Jensen called the meeting to order at 5:00 PM. Mr. Bardon, Mr. Ford, Ms. Scott and Mr. Penney were present. Property Manager Susan Rak was also present.

Quorum: Established

Approve Agenda: Notice/Agenda was posted accordingly on clubhouse bulletin board and via e mail. A motion was made by Mr. Bardon and seconded by Mr. Ford to approve the agenda with an addition of sealcoating roadways and parking areas under Old Business. None opposed – Motion carried.

Minutes: A motion made by Mr. Jensen and seconded by Ms. Scott to approve the meeting minutes of April 27th with a correction that the landscape committee forward the bills directly to Resort Management. None opposed – Motion carried. A motion made by Ms. Scott and seconded by Mr. Jensen to approve the meeting minutes of May 18th. None opposed – Motion carried. A motion was made by Mr. Penney to approve the minutes of the Special Board Meeting of October 3rd and seconded by Mr. Ford. None opposed- Motion carried.

President's Report: (John Jensen)

Mr. Jensen thanked the board members for all their hard work related to Hurricane Irma, especially Mr. Penney for his long hours with the landscapers and tree people.

Treasurer's Report: (Hal Bardon)

Mr. Bardon thanked Diane Jensen for her many emails to residents following Hurricane Irma. He also advised that there wasn't anything unusual in the September financials.

A motion made Mr. Jensen and seconded by Ms. Scott to approve Treasurer Report – None opposed – Motion carried.

Secretary's Report (Jan Finander Scott)

Ms. Scott thanked everyone for their hard work.

Director's Report (Keith Ford)

Nothing at this time

Director's Report (Bill Penney)

Mr. Penney advised one arm on the gate isn't working and MLR Electric is trying to get it covered under warranty. The A/C contract for the clubhouse is in place. There are still 50 to 70 stumps left to be stump grinded. Prestige is giving a quote. The pool equipment cover broke and a new one has been ordered.

Landscape Committee (Don Glover – Board Liaison – Keith Ford)

Mr. Ford advised that the landscape debris from the hurricane was staged in the parking spaces to leave driveway access to the residents. There was a quote obtained to get the irrigation up and running which would have cost upwards of \$6,000. Cesar did the work which saved the community thousands of dollars.

Social Committee (Pat Schulte)

There will be a Hurricane Irma party on Friday, November 17th and several pot luck events. The social schedule has been emailed and will be posted.

Communications Committee (Diane Jensen)

Mrs. Jensen asked to be included on completed roof repairs.

Pool/Clubhouse Committee (Board Liaison – Bill Penney)

Mr. Penney reported that the pool temperature is 86 and the spa is 102.

Lakes Committee (Rich Wilhelm)

Mr. Jensen informed the board that the lakes in Saratoga at Lely are the responsibility of the LCDD which saved the association at least \$100,000 in four years to dredge.

Association Member Forum (Sign Up Sheet – 15 Minutes)

Two members asked to speak about roof and building repairs. It was explained that the roofers have been on property and that the board is looking into soffit repairs.

Managers' Report (Susan Rak) Susan explained that the roofers were on property for two weeks and would be returning to finish leak repairs. At this time, they are not replacing loose or broken tiles. McLeod's gave a bid to do soffit repairs which will be discussed under Old Business. Property Manager is working with the Board on obtaining proposals and getting the property back to normal.

Old Business

- a) Hurricane Irma Repair and Restoration Update; McLeod's submitted a proposal to fix the soffits at a cost of \$24,275. Ms. Scott made a motion to approve McLeod's proposal with the stipulation that the work will begin within 45 days. Mr. Bardon seconded. None opposed. Motion carried. The roofers haven't submitted the invoices yet for work completed.
- b) Set Budget Workshop Meeting Date; November 1, 2017 at 2:00 pm.
- c) Clubhouse Contract Status; Mr. Bardon made a motion to accept the contract from Ibis for cleaning the pools and clubhouse. Seconded by Mr. Jensen. None opposed. Motion carried.
- d) Dryer Vent Quotes Status; The manager will try to find someone to go into the attics of 10 buildings to check on location of dryer vents. She will then obtain bids.
- e) Paver Quote Status; The manager will get someone to do a community walk thru and give pricing to fix all.
- f) Resident Emergency Contact Info/Owner Questionnaire Status; The manager will work with Ms. Scott and Mrs. Jensen on it.
- g) Holiday Decoration Committee Status; An email will go out to seek volunteers for this committee
- h) Rule 16 Status; Mr. Bardon is working with the attorney on this and other amendments to the documents.
- i) Sealcoating Roadways and Parking Areas; The manager will obtain updated bids from the three companies that bid in November of 2016.

New Business

- a) Condo Document Update Committee; Mr. Bardon is working with the attorney on this and other amendments to the documents.
- b) Fine Committee; Three independent people are needed to form this committee and no one has come forth as yet.
- c) Hurricane Preparedness Committee Establishment; Ms. Scott made a motion to establish a Hurricane Preparedness Committee, seconded by Mr. Penney. None opposed. Motion carried.

Next Meeting: Wednesday, November 15, 2017 at 5:00 pm

Adjournment: A motion made by Ms. Scott and seconded by Mr. Penney to adjourn the meeting: – Motion carried.

Submitted by Susan Rak, Property Manager