

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting January 8, 2018 Meeting Minutes

### 1. Call to Order

The meeting was called to order by President, Betty Cutting, at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Susan Martin, Diana Portillo and Ann Rothman were also present. It was determined that a quorum was established. Doug Pinner & Jeana Wynja represented McNeil Management.

#### **Approval of Minutes:**

The Manager read aloud the December 11, 2017 board meeting minutes.

**On Motion:** Duly made by Susan Martin, second by Diana Portillo and carried unanimously.

**Resolve:** To approve the December 11, 2017 meeting minutes as read.

**BOD Welcome:** Betty welcomed Ann Rothman as Secretary to the Board.

**BOD Reminder:** Betty reiterated the reminder that individual board members are not authorized to incur any expenses on behalf of the Association without the prior knowledge and agreement of the Board.

**Open Session:** Betty opened the floor for general questions. Board and Manager responded to homeowner questions and comments regarding items such as new landscaper to begin on February 1, 2018, removal of birds of paradise plants, permanent removal of pots from the pool area, and replacement of a mailbox by a neighbor who backed into another neighbor's mailbox. Betty also asked owners to inform McNeil Management if rust is observed around mailboxes, concrete fence, green TECO boxes so that they can notify the rust removal vendor to address.

### 2. Committee Reports

**Landscaping:** Diana indicated that the contract with Green Bandit was secured for \$77,426.78 and their start date is February 1, 2018.

**Poinsettias:** Diana indicated that Fran will be removing the poinsettias. Owners were encouraged to contact Fran if they would like any of the poinsettia plants.

**Sod:** Betty indicated that the sod installation is on hold until Green Bandit begins landscaping maintenance so that the work will be guaranteed under their care.

**ACC:** Helena Kocovar indicated that the ACC met on Tuesday, January 2, 2018 and a quorum was met. One application was reviewed and approved for replacement of windows at 3524 Grand Magnolia Place. Betty proposed establishing a date for ACC & the Board to meet to discuss landscape design standards for the front yards. The Board will propose dates and will post with a 48 hour notice as a meeting.

**Clubhouse:** Front door to the clubhouse will be fixed this week.

**Social:** No report.

**Gate:** Quarterly inspection was performed recently; no issues to report.

**Neighborhood Watch:** No further break-ins and no reports of uninvited visitors.

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### 3. Management Reports

Diana presented financial reports and manager presented management reports.

### 4. Business Items

**Dead Tree Removal:** Betty indicated that proposals were received from Pete & Ron's Tree Service, Inc. and Panorama Tree Care to remove the dead tree behind 3505 Grand Magnolia Place. The Board has decided to engage Panorama because the bid came in at half the cost of Pete & Ron's.

**On Motion:** Duly made by Susan Martin, second by Diana Portillo and carried unanimously.

**Resolve:** To accept the proposal from Panorama Tree Care for \$280 to have the dead tree removed behind 3505 Grand Magnolia Place without stump grinding.

**Rust Removal:** Betty indicated that rust removal process is going well. Kevin Johnson has begun painting the fire hydrants and cleaning the mailboxes now that rust issue is under control.

**TECO Lighting Update:** Attorney Anne Malley is working on behalf of the Association to gather information in order to prepare a complaint to be sent to the Florida Attorney General.

**Drainage:** Betty indicated that Jose Marquez from Hillsborough County Public Works will be contacting her to arrange a site visit. Board members are encouraged to allow Hillsborough County to investigate and draw conclusions regarding responsibility-level and a permanent solution.

**Replacement Trees:** Fran indicated via email and Diana indicated at the board meeting that the 4 Maple Trees purchased to replace the Magnolia Trees have been installed.

**Entry Lighting (Mini Grant):** Betty indicated that Hillsborough County will be engaging her to review the letter of understanding before moving forward with the work.

**Director Comments:** Street light at the entrance has been called into TECO and is on the list to be fixed. Fran indicated via email that the pond aerator is not working; McNeil Management called in a service ticket with The Lake Doctors to troubleshoot.

### 5. Adjournment

**On Motion:** Duly made by Betty Cutting, second by Susan Martin and carried unanimously.

**Resolve:** To adjourn the meeting at 7:45 p.m.



Prepared by Manager on behalf of Secretary