

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 12, 2018 Meeting Minutes

1. Call to Order

The meeting was called to order by President, Betty Cutting, at 7:01 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Ann Rothman, Susan Martin, Diana Portillo and Fran Durrance were also present. It was determined that a quorum was established. Jeana Wynja and Doug Pinner represented McNeil Management.

Approval of Minutes:

The Manager read aloud the January 8, 2018 board meeting minutes.

On Motion: Duly made by Betty Cutting, second by Ann Rothman and carried unanimously.

Resolve: To approve the January 8, 2018 meeting minutes as read.

The Board reviewed the minutes from the January 22, 2018 board meeting pertaining to landscaping design standards.

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

Resolve: To approve the January 22, 2018 meeting minutes as read.

Open Session: Owners reported that the pedestrian gate is not closing properly. Owner expressed appreciation of new landscaper (Green Bandit) to pick up the leaves. Owner concern reported regarding front yard beds, and McNeil Management encouraged completion of a Landscaping Request Form. Owner noticed yellowish patch growth at base of big oak tree near 1209 Georgia Trace. Inquiries made regarding roof replacement, and Board expressed that they will be working to gather quotes.

2. Committee Reports

Landscaping: Fran reported that Green Bandit has begun trimming around the community. Owners expressed gratitude with the work performed by the new landscaper.

ACC: Helena Kocevar indicated that there were no requests from owners. The ACC Committee is working on editing design standards.

Pool/Clubhouse/Social: Betty to meet with electrician on February 13th to resolve circuit issue in clubhouse kitchen.

Gate: A vehicle hit the gate recently. A service call was made to American Access to temporarily fix the gate over a weekend, and to provide a quote for further repairs.

Neighborhood Watch: No reports.

3. Management Reports

Diana presented financial reports and manager presented management reports.

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4. Business Items

Front Door Painting Cycle: Board discussed the proposed door painting cycle from Pullaro Painting. The Board further discussed painting the buildings beginning this spring.

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

Resolve: To accept the door painting cycle proposed by Pullaro Painting and to proceed with painting the buildings beginning this spring.

Gate Proposal: Proposal from American Access was presented to repair the gate after a vehicle damaged recently.

On Motion: Duly made by Susan Martin, second by Ann Rothman and carried unanimously.

Resolve: To accept the proposal from American Access to make repairs after a vehicle damaged the gate.

Landscape Design Standards: Betty expressed that landscaping, including tree trimming, should be the sole responsibility of the HOA per the legal opinion of Anne Malley. The Board believes that in order to maintain the landscaping as a whole that standardization needs to occur. Standardization will also aid in maintaining a landscaping contract within budget. Fran will engage Green Bandit to propose landscaping schemes for the outside of the homes and will present to the Board.

2 Quotes approved - Yellowstone Landscaping: The Board reviewed 2 quotes from Yellowstone Landscaping and voted at the December-2017 meeting to allocate the funds to be spent after the new landscaper (Green Bandit) begins. Green Bandit submitted the quotes for sod replacement/shrub removal and berm cleanup, using the fund allocation mentioned above.

Entry Lighting (Mini Grant): Betty signed quote from Staples Electric (fund allocation approved at the July-2017 meeting).

Tree Removal: Tree behind 3605 Grand Magnolia Place was removed.

Drainage: CES Engineering has been assigned to perform SWFWMD inspection. During the inspection, they will provide a high-level overview of drainage issues, as well as further assess the erosion/cavity that has formed behind 3608 Savannah Lake Place. SWFWMD inspection is on hold until water recedes in front pond to a level where they can inspect cement structure.

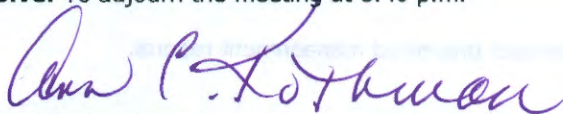
TECO Lighting Update: Attorney Anne Malley has gathered the information on behalf of the Association and will make contact with Florida Attorney General soon.

Director Comments: Betty expressed gratitude to owner TJ who was able to make progress with the County for the bulb replacement in the light pole at the front entrance.

5. Adjournment

On Motion: Duly made by Betty Cutting, second by Diana Portillo and carried unanimously.

Resolve: To adjourn the meeting at 8:40 p.m.



Prepared by Manager on behalf of Secretary