

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 12, 2018 Meeting Minutes

1. Call to Order

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

Presentation by Green Bandit: Jeana Wynja encouraged owners to complete the Irrigation & Landscaping Request Form should they have concerns that need to be addressed. The extra forms were left in the clubhouse.

Presentation by Max Ramirez, 20 year employee with Green Bandit. Max informed that they will be on site weekly beginning April 1 (spring/summer schedule). While they will mow weekly during the spring and summer months, trimming hedges, beds edged and round-up will be divided into thirds i.e. performed every 3rd week. Informed owners that plants tend to get out of control after 4 weeks, hence the reason why they trim every 3rd week. During the fall/winter months, trimming of the property will be divided in half instead of thirds.

Max is performing soft edging in the beds to allow the beds to tighten back up because beds have expanded too wide. They have been focusing on cleaning up a lot of areas, cutback of landscaping due to the freeze.

Green Bandit is working to prepare a schematic plan for the fronts of yards for 3 three types of buildings, front entrance and center island. Sun/shade will be factored in to determine planting types for the various areas.

Owners commented that Green Bandit is doing a beautiful job so far.

Approval of Minutes:

The Manager read aloud the February 12, 2018 board meeting minutes.

On Motion: Duly made by Diana Portillo, second by Ann Rothman and carried unanimously.

Resolve: To approve the February 12, 2018 meeting minutes as read.

Open Session: Owner observed that a new owner engaged another landscaper to renovate the front yard of their home; McNeil Management to send the owner a letter. Another owner commented regarding intrusion to pond area and Board expressed that SWFWMD inspection had been performed and that owners would see further intrusion to take care of some items to comply with SWFWMD permitting. Ann Rothman informed owners regarding location of posted minutes and Jeana Wynja addressed that a website could help owners to access the minutes from the convenience of their homes. Owner inquired about installation of an electric fence around the perimeter of the HOA's fence line; Jeana Wynja, by the recommendation of Ann Rothman, will research liability perspective; Susan Martin advised owners to protect their belongings and engage in the Neighborhood Watch.

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2. Committee Reports

Landscaping:

Berm Cleanup: Berm cleanup discussed; about 40% remaining; Board reviewed quote to finish berm cleanup.

On Motion: Duly made by Diana Portillo, second by Fran Durrance and carried unanimously.

Resolve: To approve the second quote to finalize the berm cleanup.

Front Entrance Enhancements: Fran Durrance presented quote for landscape enhancements on the north and south sides of the front entrance to move around some shrubs to create symmetry. Susan Martin indicated that she would like to see a schematic before moving forward.

On Motion: Duly made by Fran Durrance, second by Diana Portillo with no further votes.

Motion Failed: To accept quote for landscape enhancements to the north and south sides of the front entrance.

Center Island Enhancements: Fran Durrance presented quote for center island enhancements. Susan Martin indicated that that she would like to see a schematic before moving forward.

On Motion: Duly made by Fran Durrance, second by Diana Portillo with no further votes.

Motion Failed: To accept quote for center island landscape enhancements.

Magnolia Tree Removal: Fran Durrance presented quote to remove small Magnolia tree near the pool clubhouse because it is growing into an oak tree.

On Motion: Duly made by Susan Martin, second by Diana Portillo and carried forward 4-1.

Resolve: To accept quote for removal of the Magnolia tree, provided that the diameter of the tree is less than what is required to obtain a permit.

ACC: Helena Koccevar indicated that there was one architectural request for installation of a vent, approved provided that owner repairs roof if it becomes damaged during installation.

Pool/Clubhouse/Social: Carol Van Tilburg reported that the numbers on the clubhouse are falling off; Jeana Wynja contacted Kevin Johnson to fix. May 6th will be recommended to Carol as the annual picnic date. Carol is checking on dates/event venues for a tea party event.

Betty Cutting indicated that the clubhouse kitchen was originally an office space and that a kitchen was an afterthought. Board reviewed quote from electrician Robby Lavazza to replace 3 circuits in the kitchen to prevent continuous circuit tripping when appliances are used.

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

Resolve: To accept quote from Robby Lavazza for installation of 3 new circuits in the clubhouse kitchen.

Gate: No issues at this time.

Neighborhood Watch: Report was read aloud regarding 2 vehicles stolen last month from owner's driveway. Susan Martin advised owners to remove valuables from inside of vehicles and protect their belongings by locking their vehicles and homes.

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3. Management Reports

Diana presented financial reports and manager presented management reports.

4. Business Items

Drainage Issue/SWFMD Inspection Update: SWFWMD inspection has been completed. One item that will appear on the inspection report is the silt buildup at the outfall on the front pond. CES Engineering will be sending a quote to clear out the outfall drain so that water flows properly. Betty Cutting would like documentation from CES Engineering regarding the flow of drainage between Savannah Landings Avenue and Georgia Trace Avenue.

Board reviewed quote from CES Engineering regarding the erosion excavation behind 3608 ~~Georgia Trace Avenue.~~ *Savannah Lake Place*

On Motion: Duly made by Ann Rothman, second by Diana Portillo and carried unanimously.

Resolve: To accept the quote from CES Engineering with agreement from the owner that if it is deemed to be the owner's responsibility, then the owner will reimburse the HOA.

Camera Installation – front entry: The Board decided to table discussion until the next meeting.

Painting Project: It was reported that 3 owners have not selected colors for their front doors yet. McNeil Management will reach out to owners to obtain their color selection. And 3 owners have opted out of painting their front doors at all; McNeil Management will send correspondence to 3 owners that their front doors will not be stripped for 9 years.

TECO Lighting Update: No status change.

Roofing Engineer: Quote from REI Engineering received and reviewed by the Board.

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

Resolve: To accept the quote from REI Engineering to begin the roofing study on selected roofs throughout the community.

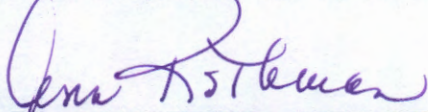
Reserve Study: The Board decided to table reserve study discussion until after the roof inspection is completed.

Director Comments: No director comments.

5. Adjournment

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

Resolve: To adjourn the meeting at 8:43 p.m.



Prepared by Manager on behalf of Secretary