

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting April 9, 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 Susan Martin, Ann Rothman and Diana Portillo were present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes:

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

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

Resolve: To approve the meeting minutes as read.

Open Session: Owner concerns regarding sod replacement and why other homes outside of the 3 designated by the Board were not replaced; Betty Cutting addressed that Fran Durance and Yellowstone Landscaping had decided which homes needed sod prior to Yellowstone's departure.

Owner inquired about permission to have door stripped/painted even though the door is not on the rotation scheduled for this year. Jeana Wynja informed the Board regarding other homes that had also requested doors to be stripped/painted this year that are on another rotation schedule. Jeana Wynja suggested that if the Board grants permission, then to leave those doors on their regular painting schedule after they are stripped/painted this year. Requests received from the following owner addresses: 3604 Savannah Lake, 1104 Georgia Trace, and 1114 Savannah Landings.

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

Resolve: To approve the stripping/painting of doors in 2018 for 3604 Savannah Lake, 1104 Georgia Trace and 1114 Savannah Landings.

Jeana Wynja reiterated that the door painting rotation is every 3 years. Door stripping/painting occurs every 9 years.

Jeana Wynja informed the Board that 1127 Georgia Trace inquired about touch ups to be done in the lanai; owner stated that some areas were missed during last painting cycle. The Board instructed Jeana Wynja to contact Pullaro Painting to touch up at no cost to the HOA.

Owner concern regarding quality of paint used on doors, and owner will provide Board with type of paint they recommend to compare with paint to be used on doors by Pullaro.

Owner concern regarding planting their own plants. Betty Cutting informed that the HOA is moving away from allowing owners to plant their own plants because then the landscapers are maintaining individual lots rather than as a whole, which in turn increases the cost passed onto the owners through their assessments. Betty Cutting also informed that per the letter from the HOA's attorney, the HOA is responsible for all landscaping, even when the land is owned by individual owners.

Owner concern that owners have been observed watering their lawns outside of the county regulated days/times. Some owners expressed that the berm cleanup looked great, while others expressed dissatisfaction that the berm area was trimmed.

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2. Committee Reports

Landscaping: Jeana Wynja read aloud landscaping update provided by Fran Durance regarding berm cleanup, Magnolia tree removed by the clubhouse (no permit required), prep work performed by Green Bandit prior to re-sodding 3 homes, and schematics received by Green Bandit. The Board decided to schedule a meeting to review the landscaping schematics on April 18, 2018 at 6:00 p.m. Notice will be posted. Jeana Wynja will obtain quotes from Green Bandit for schematic plans.

The Board reviewed 3 Landscaping Requests from 1105 Georgia Trace, 3507 Cotton Mill and 1202 Georgia Trace. Requests were not granted. The Board, per HOA attorney's letter, will be taking on the responsibility of all landscaping. Jeana Wynja to inform the owners.

ACC: No updates

Pool/Clubhouse/Social: Carol Van Tilburg reported that the pool pump has been replaced, new kitchen circuits installed, and community picnic is scheduled for May 6th. Betty Cutting informed attendees that Kevin Johnson will put up temporary caution/alligator signs on Tuesday, April 10th. Permanent signs to be installed the week of April 16th.

Gate: No issues at this time.

Neighborhood Watch: No issues at this time.

3. Management Reports

Diana presented financial reports and manager presented management reports.

4. Business Items

Erosion/hole behind 3608 Savannah Lake Place: Issue deemed the responsibility of the owner. Owner did not acknowledge letter regarding financial responsibility. Board will research next step with regard to pursuing reimbursement by the owner. In the meantime, invoice to CES Engineering will be paid by HOA when it arrives.

SWFWMD Inspection Update: SWFWMD inspection has been completed. Awaiting quote from CES Engineering regarding items to be completed before permit is issued.

Roofing Engineer: The roofing engineer has been provided with the addresses of 2 homes to perform inspection of attics and 5 homes to perform exterior visual inspection. Jeana Wynja will provide REI Engineering with Betty Cutting's contact information.

Entry Lighting (Mini Grant): Quote signed by Betty Cutting due to name change of electrician from Staples Electric to Lavazza Electric. HOA will pay deposit of \$1395 which is HOA's portion of Mini-Grant. Hillsborough County to pay remainder \$2500.

Director Comments: Betty Cutting acknowledged that she would like the Board to shift control of tasks to McNeil Management. She indicated the need for an updated vendor list. Further discussion regarding the use of the HOA emergency telephone line; owners who call evenings/weekends will receive information on how to call the emergency line (only for items deemed to be a real emergency); otherwise owners should contact McNeil Management during regular business hours.

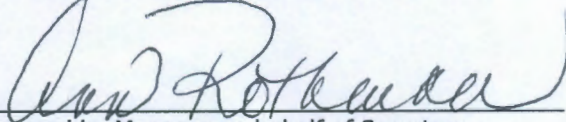
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5. Adjournment

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

Resolve: To adjourn the meeting at 8:19 p.m.



Prepared by Manager on behalf of Secretary