

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting May 14, 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, Fran Durrance 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 board meeting minutes from April 9th & April 18th, 2018.

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

Resolve: To approve the meeting minutes as read.

Open Session: Landscaping questions; Board addressed goal to enhance in phases as plant cycle life ends. Vendor access code concerns; Betty informed that the vendor access code allows vendors to enter the community Mon – Fri during business hours only. Flooding during recent rain; HOA has engaged an engineer to develop a community-wide drainage solution; owners (not the HOA) are responsible for making any drainage repairs to an owner's lot.

ACC: ACC Committee met on May 7, 2018 and approved the following: 3614 Savannah Lake Place (change existing gutters to seamless 6" gutters); 3604 Savannah Lake Place (add a white gutter in the back of the home; add 2 glass storm doors to front of home); 1115 Savannah Landings Avenue (install 73 feet of 6" white gutters with down spouts); and 1117 Georgia Trace Avenue (replace screen patio with privacy screen on both sides - originally approved by ACC in July-2015).

Pool/Clubhouse/Social: Report read by Manager from Carol Van Tilburg – clubhouse door has been found unlocked several times; Manager checked with Pullaro Painting and they do not have a key to the clubhouse and use restrooms off site when needed. Sling chairs need to be cleaned again in the pool area. Carol received a \$38 check from a Kane's Furniture Class Action Lawsuit as a result of furniture she had purchased on her personal credit card for the HOA; Carol endorsed said check to the HOA and check will be deposited into the HOA's operating account. Picnic was held on May 6th; 45 owners responded to the invitation; 42 attended.

Gate: No issues at this time.

Neighborhood Watch: Betty indicated that an owner has been parking cars in the clubhouse lot; owner indicated it was approved by McNeil Management (it was not). Betty will find someone to monitor parked cars at the clubhouse lot. An owner observed trespassers checking car doors; owners were advised to keep car and house doors locked at all times.

2. Management Reports

Diana presented financial reports and manager presented management reports.

3. Business Items

Repair Work for SWFWMD Permit: Proposal from CES Engineering presented to Board, to complete work in order to comply with SWFWMD permit. Proposal included line item for optional skimmer.

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

Resolve: To approve the proposal for required SWFWMD work only and not the optional skimmer.

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Manager will contact The Lake Doctors regarding a maintenance plan for cleaning outfall on regular basis.

American Access PMIA: Preventative Maintenance Inspection Agreement presented to Board; no increase in fees for the year.

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

Resolve: To approve the American Access PMIA as presented.

Roofing Engineer Report: Board reviewed report. Susan recommended that the Board move forward with emergency repairs only at this time. Manager to engage roofing contractors for quotes.

REI Engineering recommended to Betty that when the time comes for roof replacement, to prepare to have the project done all at once so that there is no color variation with the shingles. Also stated that the Board may see a substantial price reduction when all roofs are replaced at once vs in phases over multiple years. Board agreed to table roof replacement discussion until Spring-2019.

Reserve Study: Manager will seek quote from Reserve Advisors for updated reserve study to include landscaping enhancements.

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

Resolve: To obtain updated reserve study.

Erosion/hole behind 3608 Savannah Lake Place: Manager presented Board with proposed letter to be sent to the owner regarding non-permitted drain to pond.

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

Resolve: To send the letter to the owner.

Entry Lighting (Mini Grant): Fran indicated that proposed permit is with the Hillsborough County Planning Department and electrician is awaiting finalized permit to be issued.

Trimming & Backyard Maintenance: Fran indicated that Green Bandit is currently not trimming additional shrubs that have been placed in the backyards by owners. This service would be an additional cost to the landscaping contract.

Landscaping & Irrigation Request: Betty indicated that she would like a response mailed back to owners regarding Landscaping & Irrigation Request Forms submitted; manager to add box at bottom for Board to complete when a decision has been reached.

Prototype for 1 Building on Savannah Landings Avenue: Board reviewed prototype proposal # 4286 from Green Bandit; Board selected prototype plantings; Board agreed that landscaping enhancements will not be paid for out of reserves.

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

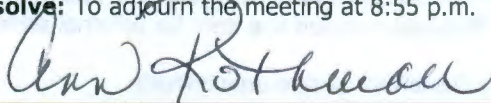
Resolve: To move forward with prototype selections for 1 building on Savannah Landings Avenue.

Director Comments: Fran indicated that background on monument sign looks like it needs to be painted, however it was just cleaned.

4. Adjournment

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

Resolve: To adjourn the meeting at 8:55 p.m.



Prepared by Manager on behalf of Secretary