

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 11, 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, 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 board meeting minutes from May 14, 2018.

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

Resolve: To approve the meeting minutes as read.

Open Session: Owner commented that the painters did a great job with the exterior painting of homes and doors.

ACC: ACC Committee met on June 4, 2018 and approved 2 applications for window replacement.

Pool/Clubhouse/Social: Carol Van Tilburg reported that clubhouse door has been found unlocked again. Carpet in the clubhouse will need to be replaced eventually. Electrician could not duplicate electrical issues with circuits tripping; Carol will keep an eye on it and let McNeil Management knows if it happens again.

Two of the pool sling high back chairs have ripped fabric.

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

Resolve: To approve replacing the chairs instead of repair.

Gate: Top hinge is rusted on the Exit Gate. Gate shutters/shakes when it opens; scrapes the curb. Manage will call American Access for service/repair.

Neighborhood Watch: Owner reported that youth have been scaling the wall near the apartments, running inside the neighborhood, and loitering outside the Savannah Landings gate. Owner reported activity to Hillsborough County Sheriff's Office – non-emergency number.

2. Management Reports

Diana presented financial reports and manager presented management reports. Board instructed manager to send the following: Insurance demand letter to Unit ID 5110 and final demand letter for collections to Unit ID 5163.

3. Business Items

Annual meeting scheduled for July 16, 2018 at 7pm.

Reserve Study: The Board would like to hold off on engagement until 2019.

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

Resolve: To hold off on the reserve study until January 2019.

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Roof Repairs: Manager reported that proposals have not been received from the three roofing contractors engaged for emergency roof repairs. Manager to continue to seek proposals from the vendors and ask vendors to include skylight checks with emergency repairs.

Landscaping:

1202 Georgia Trace Ave – Fran to obtain quote from Green Bandit;
3507 Cotton Mill Ave – quote # m1375 approved from Green Bandit;
1101 Georgia Trace Ave – Board agreed that roots should be removed – Green Bandit to move forward;
3609 Savannah Lake Place – on hold – waiting for community landscape schematics; Fran recommended to replace all landscaping (front and side) and should be one of the first homes to have landscaping replaced.
1135 Georgia Trace Ave – hold off on sod replacement;
1105 Georgia Trace Ave – hold off - waiting for community landscape schematics; Ligustrum tree was trimmed to owner's satisfaction;
1127 Georgia Trace Ave – trespassing issue – owner responsibility;
1117 Georgia Trace Ave – approved and providing copy of report to Architectural Committee Chairperson;
3509 Cotton Mill Place – No rush – per owner, revisit in a couple of months;
3613 Savannah Lake Place – 2 requests from owner - were not reviewed during Board Meeting.

Board was informed of an electrical hit to the irrigation mother board and has instructed Green Bandit to replace.

Pond Aerators: Aerators in both the front and back ponds have been repaired.

SWFWMD Permit: Repair work to begin this week or the week of 6/18/18, depending upon pond levels for access.

Outfall Structure: The Lake Doctors will quote ongoing maintenance plan after SWFWMD Permit repair work is completed by CES Engineering.

Community Drainage Issue: CES Engineering will be on site (when SWFWMD Permit repair work is scheduled) to assess the drainage issues to provide a proper resolve to present to owners.

Entry Lighting (Mini Grant): Work has been completed.

Teco Lighting: Agreement is still being negotiated with Teco and Association's attorney Anne Malley regarding timeline for credits to be issued.

Monitor Parked Cars - Clubhouse: Betty indicated that Amanda McCarroll will be monitoring cars parked at the clubhouse.

Director Comments: Betty Cutting submitted her letter of resignation as President of the Board, effective June 11, 2018. Susan Martin indicated that when roof replacement occurs, that the Board should seek GAF 20 year labor/warranty.

4. Adjournment

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

Resolve: To adjourn the meeting at 8:45 p.m.


Prepared by Manager on behalf of Secretary