

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting
July 16, 2018, 7:00PM
Savannah Landings Clubhouse
Meeting Minutes**

1. Call to Order-Certifying of Quorum:

The Annual Membership Meeting was called to order by Vice-President Susan Martin at 7:00 p.m. Directors Ann Rothman, Diana Portillo and Fran Durrance were in attendance. Jeana Wynja represented McNeil Management. It was determined that a quorum was established with a total of sixty-one (61) lots represented, forty-one (41) in attendance and twenty (20) by proxy.

Proof of Timely Notice:

Proper notice of the meeting mailed to all owners at least fifteen (15) days in advance. Manager will place the Affidavit of Mailing in the Association files.

Reading of Unapproved Minutes:

Manager read the 2017 Annual Meeting Minutes aloud.

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

Resolve: To approve the 2017 Annual Meeting Minutes as read.

2. Unfinished Business – None

3. New Business

Community Update:

Susan Martin addressed the membership. Projects that occurred during the year included the hiring of a new landscaper (Green Bandit), hiring of a company to resolve the rust staining issue around the community, road sealing project, TECO LED lighting resolution, pressure wash community as a whole, front entrance lighting enhancements thru a Hillsborough County mini-grant program, painting of 6 buildings, and begin stripping/painting doors on a new cycle. Susan extended a thank you to the Architectural Committee, Gate Committee, Pool/Clubhouse Committee, Landscaping Committee and Neighborhood Watch Committee for serving the community to enhance the quality of living for all. Susan also extended a thank you to the 2017-2018 Board members Betty Cutting, Ann Rothman, Diana Portillo and Fran Durrance for serving the community. A special thank you to Betty as President who acted as the liaison between McNeil Management and the Board.

Annual Financial Reporting:

Discussion regarding cost/benefit of Florida Statute requirement for income-level annual financial reporting.

On Motion: Duly made by Ann Rothman, second by Fran Durrance and carried unanimously.

Resolve: To engage the Association's CPA to complete an audit* ~~reviewed financial statement~~ at the end of 2018 rather than waive the completion of one in lieu of a report of cash receipts and expenditures.

* A Reviewed Financial Statement was prepared based upon notes taken by manager at the meeting. Owners discussed these minutes at the June 10, 2019 Board Meeting and correction was made to reflect approval of an audit. Board further discussed and resolved at the June 10, 2019 Board Meeting that it is not cost effective to have an audit completed at this time since a Reviewed Financial Statement has been prepared, so they will bring an audit to a vote at the July 2021 Annual Member Meeting.

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Election of Directors:

Susan Martin indicated that two director's terms were expiring (Ann Rothman-Secretary and Fran Durrance-Director) and two owners have expressed an interest in serving on the Board, Donald H. Jones and Faye Peavyhouse. Susan opened the floor for additional director nominations. Carol Galloway expressed an interest to serve on the Board if an appointment opportunity were presented and waived her nomination during the election process so to move the two nominees forward. There were no additional nominations from the floor. Donald H. Jones and Faye Peavyhouse were nominated.

An owner asked questions from the floor for the two nominees to answer regarding the community drainage issues and landscaping enhancements.

On Motion: Duly made by Ann Rothman, seconded by Fran Durrance and carried unanimously.

Resolve: To close the floor to nominations.

Donald H. Jones and Faye Peavyhouse were elected to the Board.

4. Homeowner Comments:

Owner concerns included community drainage issue and standardization of landscaping.

5. Adjournment

On Motion: Duly made by Ann Rothman, second by Fran Durrance and carried unanimously.

Resolve: To adjourn the meeting at 7:47 p.m.


Prepared by Manager on behalf of the Board of Directors