

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 16, 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 Diana Portillo, Donald H. Jones and Faye Peavyhouse were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Position Vacancy: The Board discussed the position vacancy and to accept Carol Galloway's appointment to the Board.

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

Resolve: To appoint Carol Galloway to the open position on the Board.

Officer Positions:

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

Resolve: To elect officers as follows: Donald H. Jones (President), Diana Portillo (Vice President), Faye Peavyhouse (Treasurer), Carol Galloway (Secretary) and Susan Martin (Director).

Approval of Minutes:

The Manager presented the board meeting minutes from June 11, 2018.

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

Resolve: To approve the meeting minutes as read.

Open Session: Owner concerns regarding the painting of garage doors.

ACC: Helena indicated that the ACC Committee met and approved 3 applications.

Pool/Clubhouse/Social: Carol Van Tilburg reported that 3 more chairs in the pool area need to be re-covered and that there is an issue with ladies restroom toilet (rusting in bowl). Carol also presented her resignation effective immediately from the Social Committee.

Gate: The vehicle exit gate was scraping the sidewalk; hinge was replaced. Owner commented about making additions to the gate for support purposes.

Neighborhood Watch: Susan indicated that the Chairperson's position is vacant. Anyone who is interested in filling the position should contact McNeil Management.

2. Management Reports

Jeana Wynja presented financial reports and management reports.

3. Business Items

Front Pond Area Maintenance: Manager presented Board with proposal from Green Bandit to clean up debris around the pond area for \$3,000 for 2 days. Landscaper acknowledged that additional days may be required. Board instructed manager to bid out the work to another company. CES Engineering will be installing the skimmer near the outfall structure, as was approved by previous Board.

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Roof Repairs: Susan indicated that the previous Board was presented with proposals to perform emergency roof repairs as was recommended on the roof engineering report from REI Engineering. Board concluded that they would like to see proposals for replacing roofs instead of performing the emergency roof repairs.

TECO Final Update: Susan reported that an agreement was reached and the Association will receive a one-time credit to be placed immediately on the account.

Director Comments: Manager to provide Board with a copy of the master insurance policy as the Board had concerns regarding the gate mother board and insurance coverage. Board discussed setting goals/priority in line with the reserve study and review of contracts. Board discussed that the next buildings to be painted are scheduled for 2020. Finally, Manager to email the new board members regarding new board member training to be scheduled.

4. Adjournment

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

Resolve: To adjourn the meeting at 9:00 p.m.


Prepared by Manager on behalf of Secretary