

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## Budget & Board of Directors Meeting October 8, 2018 Meeting Minutes

### 1. Call to Order

The meeting was called to order by President, Donald H. Jones at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Diana Portillo, Carol Galloway, Faye Peavyhouse and Susan Martin were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management. 28 residents were present for a total of 30 present.

### Approval of Minutes:

The Board reviewed prior meeting minutes dated September 10, 2018 and the Special Meeting Minutes dated October 4, 2018.

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

**Resolve:** To approve the prior meeting minutes as read.

### 2. Management Reports

Manager presented financial reports and management reports. Per the Association's insurance broker, Association cannot force place insurance without personal identifiable information from the owner and the owner's written consent to the policy; Manager is still waiting for a response from the Association's attorney regarding the process after the attorney's demand letter.

### 3. Committee Reports

**Pool/Clubhouse/Social:** Diana indicated that the pool deck was cleaned. She is organizing the annual Christmas Party to be held on December 2, 2018.

**ACC:** Helena Kocovar presented the ACC Committee report. The Committee approved a gutter application and application to enclose a lanai. The Board reviewed proposed Architectural Design Standards for roll down security shutters, satellite dishes and solar attic fans. Manager indicated that notification was mailed to owners on August 20, 2018 to consider revisions to the Architectural Design Standards.

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

**Resolve:** To approve the Architectural Design Standards for roll down security shutters, satellite dishes and solar attic fans as presented.

**Gate:** Marvin Arkovich removed the flag and resigned from his position effective immediately. Scott Weinzapfel volunteered to keep an eye on the gates and to take care of the flag pole.

**Neighborhood Watch:** No report provided. Scott Weinzapfel has volunteered as the Chairperson.

**Landscaping:** Fran Durrance presented update. Indicated that there are now 4 committee members including herself. Don extended an invitation to the membership at the meeting to volunteer, and no other owners responded. Don would like to see the landscaping contract to start January 1<sup>st</sup> going forward, and for the Board to review the contract every September in preparation for the new fiscal year. Don indicated that Fran has been given permission to accomplish landscaping improvement needs in 2018. The Board agreed to proceed with Green Bandit for the one time cleanup around the front pond shoreline in 2018, and then once every 6 months as needed.

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

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

**Resolve:** To approve the one time cleanup around the front pond shoreline in 2018 by Green Bandit, and going forward once every 6 months as needed.

**Roof Committee:** Don indicated need for a group to make observations during the roof replacement project i.e. contractor parking and debris. No owners volunteered.

Manager will engage REI Engineering for a proposal to inspect the roofs after replacement as instructed by the Board.

**Community Garage Sale:** Will be held on November 10<sup>th</sup> from 8am – 2pm. Carol Kavanaugh will advertise and coordinate.

## 4. Business Items

**Board Accomplishments:** Roof replacement RFP/SOW has been solidified.

**Budget:** The Board reviewed the 2019 Proposed Budget with a \$10 assessment increase per month per owner.

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

**Resolve:** To approve the 2019 Proposed Budget with a \$10 assessment increase per month per unit as presented.

**Rust Control:** The Board reviewed proposal from Rust Off and updated pricing information from existing vendor Suncoast Rust Control. The Board would like to check references from Rust Off and if the references have positive feedback, then the Board would like to proceed.

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

**Resolve:** To move forward with Rust Off if positive feedback received from the references.

**Street Signs:** The Board was presented with 2 proposals for new street signs and decided to table replacement consideration until 2019.

**Skimmer Installation:** CES Engineering has been delayed to install the skimmer due to high water levels. They will continue to monitor until they are able to install.

**Front Pond Debris:** The Lake Doctors has cleaned up debris in the front pond. Until the shoreline area around the front pond is cleaned up, the inside of the front pond will continue to receive debris and may require more cleaning.

**Parking Stickers:** Manager presented the Board with pricing. The Board decided to permanently table purchase of parking stickers because it would be difficult to monitor.

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

**Resolve:** To permanently table purchase of parking stickers.

**Sign Post:** Manager presented the Board with pricing to replace no trespassing sign post that is in a less visible area of the community. The Board decided to table the purchase of sign post and indicated that the current post is fine since it is not in a highly visible part of the community.

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

**Resolve:** To table the purchase of a sign post for the no trespassing sign.

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

---

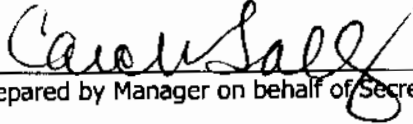
**Mailbox Cleaning:** Manager presented proposal to clean all mailboxes in the community. The Board decided to table discussion until the next meeting.

**Manager Comments:** Susan indicated that Rose Paving has not fixed the dip in the road yet; Manager to inquire again with Rose Paving on status to repair (warranty work).

## 5. Adjournment

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

**Resolve:** To adjourn the meeting at 8:27 p.m.



Prepared by Manager on behalf of Secretary