

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting November 12, 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. 10 residents were present for a total of 16 present.

Approval of Minutes:

The Board reviewed prior board meeting minutes dated October 8, 2018 and special meeting minutes dated November 5, 2018.

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

Resolve: To approve the prior meeting minutes as read.

2. Management Reports

Manager presented financial reports and management reports. Manager explained that insurance process has changed; Association's enforcement attorney will handle the process going forward. Owner's file will be sent to attorney 30 days after final notice is sent by Association to owner. Attorney will pursue compliance or mediation. If either are not achieved, then attorney will engage the Board to pursue a money judgement against owner.

3. Committee Reports

Pool/Clubhouse/Social: Diana is looking for a food vendor to order the food for the annual Holiday Party to be held on December 2, 2018. Setup will begin on December 1 at 9am and will continue throughout the day.

ACC: On behalf of Helena Kocovar, manager presented the ACC Committee report. The Committee approved a request for a security shutter, gutters above a back screen room, window replacement with enclosed blinds, remove screen in back lanai and leave open, and installation of brick pavers on existing concrete slab. The Committee denied a request to paint a front door maroon and informed owner that door painting must be completed during Association's regularly scheduled door painting timeline.

Gate: No report provided. Flag pole was fixed.

Neighborhood Watch: No report provided.

Landscaping: On behalf of Fran Durrance, Diana presented the Landscaping Committee report. Diana informed attendees of landscaping committee accomplishments, which will be provided in detail to Don for next month's meeting. Mulch was installed at the front entry. Mulch will be placed on the front and sides of owners buildings on December 3rd. Mulch for rest of community will be completed in January-2019. Committee is on target with spending and projects to occur prior to end of 2018, and is planning for 2019 projects.

Community Garage Sale: Was held on November 10th and was a huge success. Thank you extended to Carol Kavanaugh for coordinating.

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4. Business Items

2018 Board Accomplishments and 2019 Goals: Don has engaged the other Board members, Committees and McNeil Management to provide a list of 2018 accomplishments and 2019 goals for the December-2018 meeting. After the December meeting, accomplishments and goals will be placed on the community website.

Fire Hydrant Inspection & Repairs: Fire hydrants were recently inspected and found in default. Repair proposal provided from Piper Fire for \$1,198.50. Manager informed attendees that the cost to repair is more reasonable than cost to replace (new runs approximately 7K per hydrant). Board approved repair quote prior to meeting due to urgency of repair for compliance purposes.

Workers Compensation Insurance: Manager presented Board with proposal for \$751 for workers compensation insurance. Insurance would cover volunteers (committee members) who are performing work on behalf of the Board and HOA vendors who have allowed their workers compensation to lapse. The Board discussed and do not want to engage in the coverage.

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

Resolve: To not engage in workers compensation insurance coverage for the Association.

Rust Control: The Board contacted the Rust Off references and received positive feedback. Based upon the vote at the October 2018 Board Meeting, the Board engaged Rust Off for service, to begin on December 1, 2018. Manager advised Board that someone should check the tank to ensure that it is filled by Suncoast Rust Control one last time before the transition. Suncoast is due to fill the tank this week.

Mailbox Cleaning: The Board has decided that the Association will not spend money to clean the mailboxes. Owners are responsible for cleaning their own mailboxes. In addition, the Association will not be placing holiday decorations on the mailboxes this year.

Building and Door Painting Schedule: The Board discussed and has decided to table building painting for 2019, however the Board has approved that the door strip/paint schedule will continue as planned via Pullaro Painting in 2019.

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

Resolve: To table building painting this year and to continue as planned with the door strip/paint schedule.

Skimmer Installation: Manager informed attendees that the skimmer was installed in the front pond.

REI Engineering – proposal to inspect roofs after installation: Proposal pending. Will present to Board at the December meeting.

Water Shut-off: Board would like to provide owners an opportunity to get their water shut off valves repaired. A letter will be set to owners. McNeil Management will coordinate the shut off for January 8, 2019 between 10:00 am – 12:00 pm.

Owners Comments: Owner commented that the shrubs located in front of her home are completely dead; Diana addressed owners concern and stated that the Landscaping Committee is working on it.

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Roof Replacement Update: Don indicated that the first round of roof replacement will occur in January 2019 and will be completed in March 2019. Letters will be mailed to owners who will be directly affected by the project to provide details regarding skylight replacement. Shingle Masters will reach out to each owner as well. Don also indicated that the roof replacement bids were competitive, all within the same ball park. Board will speak with Shingle Masters in September/October 2019 regarding the 2020 project. As of January 1, 2019, Shingle Masters will be the exclusive roof repair contractor.

Managers Comments: The Board was presented with a proposal from TEK Enterprises to pressure wash the pool clubhouse and surrounding sidewalks for \$325. Board decided to table at this time – pressure washing not needed.

5. Adjournment

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

Resolve: To adjourn the meeting at 8:25 p.m.



Prepared by Manager on behalf of Secretary