

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting December 10, 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 and Faye Peavyhouse were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management. 11 residents were present for a total of 15 present.

Approval of Minutes:

The Board reviewed prior board meeting minutes dated November 12, 2018 (Special & Budget/Board Meeting) and November 19, 2018 (Special Meeting)

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

Resolve: To approve the prior meeting minutes as read.

2. Management Reports

Manager presented financial reports and management reports. Manager indicated that one of the 2 owners has come into compliance to provide their insurance certificate. Affidavit of Mailing was presented to the Board to show that the 2019 Assessment Notice was mailed to all owners on November 29, 2018. Manager indicated that all owners paid their November 2018 assessments in full.

Don indicated that budgets are a good guess as to how much will be spent within a given year, but will never be perfect. He recommends incorporating 10% undistributed when budgeting for 2020. Owners expressed concerns regarding landscaping improvements budget. Don encouraged owners to volunteer on committees. Don spoke about owners using civility with their neighbors.

3. Committee Reports

Pool/Clubhouse/Social: Diana indicated that approximately 50 owners attended the Holiday Party. Lots of great food and drinks. Total amount spent by the HOA for the event was \$364.65. Manager will contact Air America to perform a preventative maintenance service on the clubhouse HVAC unit, and will also contact someone to check the refrigerator in the clubhouse (water leaking inside).

ACC: No alteration application requests received. Next ACC Meeting will be held on January 3, 2019.

Gate: No report provided.

Neighborhood Watch: No report provided.

Landscaping: Fran indicated that the 2018 projects have been completed. Don is pleased with how the landscaping looks around the community.

4. Business Items

2018 Board Accomplishments and 2019 Goals: 2018 Accomplishments were reviewed during the Annual Meeting last July and during the November meeting. Don presented the 2019 goals to owners. Roof replacement will occur for 9 buildings, CPA to prepare reviewed financial statement, reserve study will be updated by the engineers at Reserve Advisors, Board will investigate pricing to re-carpet the clubhouse, street sign replacement will be reviewed, clubhouse refrigerator needs to be serviced, and clubhouse HVAC unit needs preventative maintenance and/or replacement. Don asked owners if they had any goals to contribute; no additional suggested were made.

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Landscaping Agreement: The Board signed the Landscaping Agreement for 2019. No price increase for general maintenance.

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

Resolve: To approve the Landscaping Agreement as presented.

Insurance Inspection: Tower Hill Insurance performed an inspection of the property. Found a raised sidewalk at 1116-1120 Savannah Landing Ave that needs to be corrected. Owner commented that another sidewalk is lifting near 1209 Georgia Trace Ave (oak tree in cul-de-sac lifting sidewalk). Manager will investigate responsibility levels in Declaration pertaining to sidewalk repairs. Insurance inspector also found deficiency regarding gate sign (how they operate and warning of potential hazards). Manager will research.

Building/Door Painting: Don assigned task to Helena to obtain Pullaro Paintings professional opinion regarding the painting of buildings and doors, and if both projects can wait until 2020.

REI Engineering: The Board reviewed the proposal for REI to inspect roof installation during/after installation. Board decided to table since Shingle Masters will provide a 20 year workmanship warranty on the roofs. The Board was presented with a Notice of Commencement and will be completed for the roof replacement project.

Letters to owners re: Water Shut Off & 2019 Roof Replacement: The Board reviewed the letters and decided to move the water shut off date to January 15, 2019. Adjustments to the Roof Replacement letter were made and still waiting on Shingle Masters regarding date they need to hear from owners by regarding solar tubes.

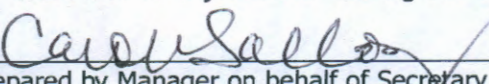
Manager Comments: Manager explained difference between an Executive Committee and Advisory Committee. Architectural Committee is considered Executive because of the direct affect to owners if in violation; Landscaping Committee is considered Advisory because the Committee will not affect owners regarding violations. HOA's attorney recommends Board members on all Executive Committees. Faye Peavyhouse and Carol Galloway are the designated Board members to serve on the ACC Committee. Manager indicated that a green Trespass Authorization Notice has been posted at gate entry, which allows Hillsborough County Sheriff's Department to "trespass" someone without permission from a Board member or agent.

Owners Comments: Owner concern that \$285 was assessed for December 2018 instead of \$275; manager indicated that error made by BB&T and owners will see an adjustment made. Owner extended a thank you to Fran for all of the volunteer hours she dedicates to landscaping around the community, and that area looks great. Owner also extended a thank you to Carol Kavanaugh for organizing the recent garage sale. Owner inquired about process for open houses; manager will ask webmaster to send out an email blast when an open house will occur so that owners know the reason why gate is open. Owner inquired if a special assessment will occur during roof replacement project; Don indicated that the Board is committed as an Association to ensure that last group of homes are treated equally as the first set of homes during roof replacement project, even if that means a special assessment or HOA to take out a loan to pay for the replacement. Board will determine those options when the time comes, but for now the HOA will look to the new reserve study regarding the financial aspect of roof replacement over the next 4 years.

5. Adjournment

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

Resolve: To adjourn the meeting at 8:52 p.m.


Prepared by Manager on behalf of Secretary