

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 14, 2019 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, Faye Peavyhouse and Carol Galloway were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes:

The Board reviewed prior board meeting minutes dated December 10, 2018.

On Motion: Duly made by Carol, 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 presently all owners have complied with submitting their insurance certificate to the HOA.

3. Committee Reports

Pool/Clubhouse/Social: Diana indicated that the leak in the refrigerator was fixed. She will be investigating pricing for new carpet for the clubhouse. Manager investigating pricing to replace HVAC.

ACC: No alteration application requests received.

Gate: Manager indicated that there is a crack in the entry wall. Contractors will provide proposals to repair.

Neighborhood Watch: Owner indicated that someone has been parking in front of a fire hydrant near Georgia Trace Ave & Grand Magnolia Place.

Landscaping: Fran indicated that tree trimming (which is included in the Green Bandit contract) is being done at this time throughout the community. Four (4) dead trees need to be removed.

4. Business Items

Roof Replacement Update: Shingle Masters removed the sign from the front of the community, advertising that they are performing the work (sign not permitted). They will place door hangers on owner's doors as their roof replacement timeline draws near for Phase I roof replacement. Kris Peterson from Shingle Masters indicated that they are about 40% completed for Phase I. Anticipated finish is February 15, 2019; punch-out and removal of staging area to occur February 18-27. Don indicated that owners may be asked for use of their electricity by the contractor; this is a normal process for use during a roof replacement project. Don asked owners to provide suggestions to manager for next year's mailing to owners for communication to owners.

Estate Sale Criteria: The Board discussed additions to the Gate Opening Guidelines and how to accommodate estate sale requests. Board considered the following options: 1) Estate sale can only be conducted if an owner passes away or moves to an assisted living facility/nursing home; 2) person liquidating the assets must contact the HOA 30 days in advance of the sale; 3) sign must indicate

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"Estate Sale" (not Yard Sale or Garage Sale). The Board would like feedback from owners regarding their opinion to allow the gate to be opened by the HOA for the duration of the Estate Sale OR person will need to look up person on the call box. Manager will post on website for feedback from owners. Board will solidify guideline details at the next Board meeting.

Mailbox Cleaning: Amendment to Declaration recorded on April 21, 2008 indicates that the Association is responsible for maintenance of all mailboxes. The Board has decided to reinstate mailbox cleaning by the HOA.

Proper Disposal of Pet Waste/Bags: It has been observed that pet waste is not being picked up by owners and that those who use pet waste bags have been placing them at the community drains. This is an improper disposal method. Other owners would like the Hillsborough County Leash Law addressed with the owners as well. Board would like to send a postcard to owners about such matters. Board also discussed option of a possible portable camera system to catch violators.

Manager Comments: Manager presented the Affidavit of Mailing as proof that the Roof Replacement informational letter, Water Shut-Off notice, and updated Architectural Design Guidelines were mailed on December 12, 2018. Manager will file the Affidavit in the Association's file.

Rust staining has been observed on the bottom of the mailbox posts and sidewalks around the clubhouse. Manager addressed with Rust Off and asked them to address. Manager asked Board and owners to keep an eye on rust staining. Some owners indicated that rust on mailboxes was due to rusty screws and not necessarily the water.

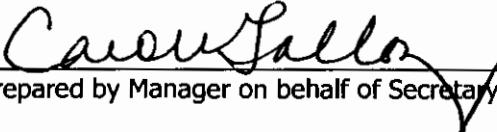
Manager presented recommended service order for maintenance of the aerator from The Lake Doctors. Manager to reach out to the vendor to inquire if this is only for 1 aerator, and inquire about a maintenance program for the other aerators.

Owners Comments: Owners commented that back pond has trash in and around; manager indicated that The Lake Doctors is responsible for cleanup inside the pond and that they are on site monthly to maintain. Green Bandit picks up trash around community, outside of the pond. Owner commented that vinyl fencing around community needs to be pressure washed, and holes in fence need to be repaired (near back pond).

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