

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 11, 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, Carol Galloway and Susan Martin 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 January 14, 2019.

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

Resolve: To approve the prior meeting minutes as read.

2. Management Reports

Manager presented financial reports and management reports.

3. Committee Reports

Pool/Clubhouse/Social: no updates.

ACC: Helena indicated that two requests were received (one for windows and one for gutters/downspouts); both were approved.

Gate: Manager indicated that the handyman will install the new American flag soon.

Neighborhood Watch: Scott indicated that nine plants were stolen from the front entry; incident was reported to Hillsborough County Sheriff's Office.

Landscaping: Fran indicated that berm cleanup is almost complete. Dead trees around the perimeter of the property and around berm area will be removed soon. Front pond cleanup will occur by the end of February.

4. Business Items

Roof Replacement Update: Two invoices have been paid to Shingle Masters. Manager indicated that partial release of liens have been received with the 2 invoices that have been paid, and awaiting two more invoices. Solartube reimbursement will occur after the final holdback invoice has been paid. The staging area has been removed. Faye extended a thank you to Don for his contributions and expertise to the project. Don was pleased with the work and communication from Shingle Masters. Kris Peterson was available to answer questions quickly. Don would like a thank you note mailed to Shingle Masters – manager will coordinate.

Estate Sale Criteria: Manager indicated that 8 owners responded to the survey on the website. Six (6) were in favor of leaving the gates open during an Estate Sale and two (2) were opposed. The following criteria will be added to the Gate Opening Guidelines:

- An Estate Sale may only be conducted if an owner (or owner's spouse) passes away or moves to an assisted living facility, nursing home, or is permanently leaving the property to live with family members. An Estate Sale may be conducted for one (1) day only.

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- The person liquidating the assets must contact Savannah Landings HOA no less than 30 days prior to the sale. After permission has been granted, arrangements will be made to allow the gate to be open during the hours of the Estate Sale. The Estate Sale may be conducted for a 6 hour maximum time frame between 9AM-5PM.
- The Estate Sale must be conducted inside of the house. The sale may not be conducted inside of the garage or in the yard/driveway.
- A sign may be placed at the entrance of the community on the day of the sale only and must state "Estate Sale" (not Yard Sale or Garage Sale).

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

Resolve: To approve the new Estate Sale guidelines as presented.

Clubhouse HVAC: Diana indicated that the current system has a Freon leak. A source indicated that the clubhouse is considered a commercial building and HVAC system must be installed for such. Diana obtained 6 proposals for new HVAC system for the clubhouse and presented to the Board.

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

Resolve: To approve the proposal from Gulf Coast Air Systems for \$5,890.

Entry Wall/Gate: Manager presented Board with proposal from American Access to clean up existing gate for \$12,727.55. The Board had asked for a proposal to replace the iron-gate with a new aluminum gate, so to eliminate stress off the column once the column is fixed. Proposal from American Access for new aluminum gate presented for \$19,148.19. Board would like to see a proposal from another company – manager will obtain one; Faye to provide a vendor name as well. The Board decided to leave the gates open from 7am-7pm daily until the column is fixed, to alleviate the stress off of the column from the gate opening/closing all day long; manager will arrange. Manager also put explanation on website. Manager engaged 3 vendors to fix column and only 2 responded with proposals – 360 Building Solutions and G.A. Nichols Company; both proposals were competitive. Board will hold off on deciding on a vendor to fix column until another proposal is received for an aluminum gate.

Pressure Wash Vinyl Fence: Manager presented Board with proposal from TEK Enterprises for \$1,800 to pressure wash 3,360 linear feet of vinyl fence; price includes cleaning fascia and gutters on the clubhouse, and repairing broken fence slat. Board agreed to place pressure washing on an annual schedule.

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

Resolve: To approve the proposal from TEK Enterprises as presented.

Manager Comments:

Mailboxes: The handyman will return to replace the screws in mailbox that are causing rust, and to clean the rust stains on the mailboxes.

PM Service - Aerator: Manager re-presented the proposal from The Lake Doctors for preventative maintenance of the back pond aerator. The Lake Doctors indicated that since this aerator is brand new, they highly recommend pm service every 24 months. Alternately, they do not recommend pm service on the 2 front pond aerators since pm service has not been performed and they are nearing the end of their useful life (HOA should replace them when this occurs).

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

Resolve: To approve the proposal from The Lake Doctors for pm service on the front aerator as presented.

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Reserve Study: Manager indicated that the new reserve study has been prepared. Faye asked for 4 hard copies for board members; manager to provide. Manager indicated that the Board will have only 1 opportunity to make adjustments to the reserve study, and to fine-tooth-comb the report, compile the adjustments to present to Reserve Advisors within the next 3 months.

Street Signs: The Board decided to table replacing street signs.

Hole behind 3608 Savannah Lake Place: Manager indicated that CES Engineering will evaluate the hole developing behind the home again that CES Engineering had repaired last summer.

Parking on the Streets: Board discussed enforcement. Carol will provide Don with violation stickers to place on vehicles for street parking. Manager reminded Board that they will need to call violations in to the towing company if violations persist after sticker is placed on the vehicles.


2007 Amendment Change: Mr. Glazer had challenged the validity of the vote regarding the Amendment Change in 2007. Manager reviewed the minutes from 2007. The board meeting from April 9, 2007 indicated how the notice for the amendment changes were distributed and continuation of the annual meeting minutes from October 7, 2007 indicated the tabulation of the amendment vote to be accurate. The amendment is valid. HOA is responsible for all landscaping.

Owners Comments: Faye commented that a dog park exploratory committee is being formed. Manager to ask webmaster to place survey on the website to see if owners are interested in having a dog park on site. Helena inquired about the vines on Springvale Drive wall – why they are missing, and if the Bloomingdale district has intentions of cleaning the wall with the vines missing; manager to inquire. Don extended a thank you to all owners who attend meeting and participate. Owner indicated that gutters on clubhouse are full of leaves; manager to arrange for handyman to clean out sometime in March. Owner expressed that pool surface appears to be fine; Board asked manager to see if Pinch-A-Penny can provide their opinion of the pool surface.

Adjournment

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

Resolve: To adjourn the meeting at 8:39 p.m.


Prepared by Manager on behalf of Secretary