

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 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 February 11, 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: The Board is obtaining proposals to resurface the pool based upon a recommendation by the pool maintenance vendor, Pinch-A-Penny. One proposal has been received and manager will reach out to another vendor for an additional proposal. Also, new HVAC system was installed at the Clubhouse.

ACC: Helena presented updates. Screen enclosure request approved and tree removal request approved (related to screen enclosure installation). The Board reviewed the application from 1139 Georgia Trace Ave to add a screened patio with roof to the back of their home. The application has been "PENDED"/denied pending further information from owner. Board will sign off on application and application will be returned to the owner.

Gate: No updates.

Neighborhood Watch: No updates.

Landscaping: Mary presented updates. Tree trimming has occurred. Removal of 7 dead trees total. Berm area has been cleaned up. Refurbished island. The beds at 3602 Savannah Lake Place will be done. Mary indicated that the timeline to refurbish front beds will be scheduled in the same manner as the roofing project – oldest homes first – budget permitting. Sod will be installed mid-May.

4. Business Items

Roof Replacement: Manager presented Affidavit of Mailings: 1) Finalization Letter that was mailed on February 15, 2019 and 2) Conclusion Letter mailed on March 6, 2019. Manager provided the Board with the final invoice amounts for the project. Project was 8% higher than anticipated due to repairs needed. A thank you note was provided to Shingle Masters on behalf of the Board.

Entry Wall/Gate – proposals:

Manager presented 2 proposals to repair the wall.

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

Resolve: To accept the proposal from G.A. Nichols to repair the wall, after meeting with Don first discuss.

Manager presented 2 proposals to replace the iron-gates with an aluminum gates. Board would like to see if Witt Fence will reduce the cost of the proposal; manager will inquire.

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

Resolve: To approve up to \$18,000.

Dog Park: Manager presented results of the online survey: 18 in favor and 13 not in favor. The Exploratory Committee will continue forward with research. Owner concern regarding the distribution of the survey; manager indicated that going forward the surveys will be distributed via the newsletter or a postcard mailed to all owners.

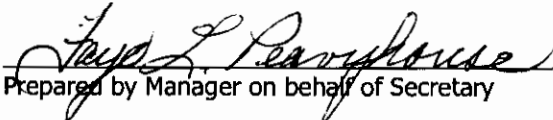
Manager Comments: Bloomingdale District indicated that the Springvale Wall will be pressure washed (did not indicate when). Preventative maintenance service was performed on the back aerator. Owners indicated that there are issues with the back aerator; manager has already alerted The Lake Doctors. Manager indicated an incorrect date to the Annual Meeting date on the Newsletter – Annual Meeting will be held July 15th not 11th; owners will receive official notification in June via USPS mail. Pressure washing of the perimeter vinyl fence and front entry walls has been completed. Gutters on the clubhouse have been cleaned out.

Owners Comments: Gravel walkway has wire coming up out of ground; manager to ask handyman to take care of it. Landscaping concerns expressed regarding dead bushes. Owner indicated that she found nails in her gutter from roof replacement project. Concern regarding hole repaired on an owners lot paid for by HOA; Susan Martin fielded concern, said that owner had promised to pay for the repair but did not, nothing was in writing and will not happen again. Owner stated that they would like to see gates permanently open from 7am-7pm; manager indicated that Board has a fiduciary duty to maintain the gates and ensure that they are closed as Savannah Landings is a "gated community". Owner concern regarding recommended gutter size for backs of homes on berm; Faye indicated that 7" gutters and 4-5" downspouts have been recommended by the land engineer to help resolve the drainage issues.

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