

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## **Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL April 8, 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.

Susan Martin addressed the owners regarding meeting protocol. Cell phones should be placed on silent. Owners should refrain from sidebar conversations during the meeting, or will be asked to take the conversation outside of the building. If an owner has a question about a Business Item, then the owner may raise their hand after the Board has had an opportunity to discuss the topic; no questions will be addressed until after the Board has discussed the topic. If a question is unrelated to a Business Item, then owners will have an opportunity to ask questions during Owners Comments (3 minutes per owner).

### **Approval of Minutes:**

The Board reviewed prior board meeting minutes dated March 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:** Committee is planning the community party for May 19, 2019. Owners will receive a notice regarding details via regular mail. Flood lights were replaced on the side of the clubhouse (previous flood lights were damaged due to water intrusion).

**Gate:** Manager to communicate with G.A. Nichols regarding a punch list to finish the gate improvements before vendor receives final payment.

**Neighborhood Watch:** Committee is actively watching the neighborhood.

**ACC:** Helena presented updates. The following applications were approved: 3607 Savannah Lake Place - new windows, 1132 Georgia Trace Avenue - new garage door and 6 new windows, and 3508 Grand Magnolia Place – new windows.

**Landscaping:** Fran presented updates. New plants installed in front center-island to replace those that were recently stolen. New sod and bushes were added to property on corner of Savannah Lake Place & Savannah Landings Ave. The Landscaping Committee will be walking the campus with Green Bandit next week to identify sod needed. Fran also indicated that the front pond cleanup came in at \$550 under the proposed amount.

Owner inquired about spending on behalf of the Landscaping Committee. Manager commented and Board concurred that a landscaping improvements budget was approved for 2019. The Landscaping Committee is commissioned by the Board to act on the Board's behalf and spend the budgeted amount

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wisely as needed throughout the community. The Landscaping Committee keeps in close communication with the Board regarding such spending.

#### 4. Business Items

**Reserve Study – Board Adjustments:** Board would like an extension for reviewing the Reserve Study for any adjustments. Manager will inquire with Reserve Advisors if they will permit a 1 month extension. Owner question regarding threshold for obtaining bids. Board addressed that there is not a threshold amount as to how many bids are obtained. The Board takes into consideration the nature of the bids as to how many they receive i.e. for roof replacement project they received 6 bids, however for pressure washing they considered amount spent the previous time and only received 1 bid this time that came in less than the bid from a few years ago.

**Pool Resurfacing:** The Board reviewed the 2 pool resurfacing proposals and decided to table until the November-2019 Board Meeting.

**Manager Comments:** The Lake Doctors has replaced the compressor on the back pond aerator. The Board instructed manager to read aloud responses to inquiries regarding front pond cleanup as it relates to wetlands, board approvals, and more detailed meeting notes and inclusion of notation of board members that note no on any items voted upon. Manager indicated that owner noted that guidelines in the EPC authorization letter were not followed, and the Board asked manager to reach out to owner with photos or evidence to support the claim so that the Board can further investigate. Manager provided the Affidavit of Mailing to the Board for the postcard mailed on March 27, 2019 to all owners and residents regarding the Front Entry Wall/Gate. Manager indicated that a No Soliciting-Swimming-Trespassing sign has been ordered to replace a damaged sign.

**Owners Comments:** Owner commented that flat/round wires are sticking up out of the ground near the county's right of way – south corner of east pond; manager will call TECO to inquire. Owner inquiry that tree and/or shrubs were cut down behind owners home without Architectural Committee approval; another owner commented that she will submit an Alteration Application regarding the removal which this owner paid for on her own. Owner commented that there is a palm tree pushing the fence at 3522 Grand Magnolia Place; owner stated that palm tree is owned by a storage company behind Savannah Landings; Manager to look into. Owner inquired about status of front door painting; manager indicated that the Board decided to table building and front door painting until 2020.

**Board Comments:** Diana indicated that sewer is full of doggie bags across from Cotton Mill Place; Manager to inquire with handyman regarding clean out and then placing grates across sewer entry points. Don indicated that the Board will discuss 2020 roofing in September/October 2019 to solidify details with contractor so that they can start early January 2020. Don also extended a thank you to Helena and the Architectural Committee, as well as Fran, Betsy, Mary, Carol and Diana on the Landscaping Committee for their hard work and the invisible efforts that they perform for the community.

#### Adjournment

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

**Resolve:** To adjourn the meeting at 8:15 p.m.

  
Prepared by Manager on behalf of Secretary