

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL May 13, 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 silenced. Owners should refrain from sidebar conversations during the meeting.

Approval of Minutes:

The Board reviewed prior board meeting minutes dated April 8, 2019.

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

Resolve: To approve the prior meeting minutes as read.

2. Management Reports

Manager presented financial reports and management reports. Board to reach out to the owners of Unit ID 5100 & 5142 for their insurance certificates.

3. Owners Comments: Owner indicated that they have an active roof leak. It was determined that their roof is scheduled to be replaced in January 2020. Owner will contact manager and manager will reach out to Shingle Masters for best next step (tarp or repair). Owner inquired about enforcement request form regarding pots in the front yard of another owner's home; manager will revisit topic with the Community Survey Team regarding reason why a notice to owner has been delayed. Owner inquired about leaving the gate open during the daytime, and Board discussed at the last meeting. Owner inquired about the status of the Dog park and the exploratory committee; Faye indicated that there has not been a lot of movement with either at this time. Owner inquired if the 2 invoices paid to Green Bandit totaling \$5,200 were tied into movement towards a Dog park, and the Board responded no, and that the cleanup around the front pond area was performed according to EPC's regulations. Owner inquired about the painting of the front gates, stating that some of the paint is glossy and some is flat; manager to contact vendor to see if they would assist.

4. Committee Reports

Pool/Clubhouse/Social: Diana indicated that the owner's party at the clubhouse is on Sunday, May 19th. She also said that the sofa in the clubhouse is deteriorating and will need to be replaced soon. A breaker in the electrical panel was replaced that was tripping. The flood light in the pool area will be replaced soon.

Gate: Manager presented the American Access Preventative Maintenance Service Agreement to the Board. Date range is June 1, 2019 thru May 31, 2020.

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

Resolve: To accept the Agreement as presented.

Neighborhood Watch: Nothing to report.

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ACC: Helena presented updates. The following applications were approved: 1101 Savannah Landings Avenue – solartube; 1106 Georgia Trace Avenue – 3 new windows; 1118 Georgia Trace Avenue – garage door.

Landscaping: Fran presented updates. Sod to be installed the first week of June. Fran explained that oak trees are lifting sidewalks, and can either be treated with root barrier or root pruning.

5. Business Items

Tree Trimming: Don suggested, and the Board agreed, to conduct a separate meeting on Monday, May 20th to discuss the overall plan for tree trimming.

Reserve Study: The Board will provide manager with updates to the Reserve Study after the Tree Trimming meeting.

Storm Water Drains: The Board would like the manager to ask Doug about how often a sewer cleanse should occur. The Board would also like a vendor to scope down into the drain to evaluate the condition.

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

Resolve: To engage a vendor to scope down into the drain with a video to evaluate the condition.

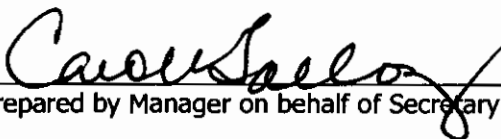
Mailbox Numbers Audit: Manager was presented with mailbox numbers that need to be replaced. Also, it appears that there are still faded flags; manager to inquire with the handyman.

Board Comments: Carol indicated that there is another tree pushing the fence, located down the sidewalk of the clubhouse. Don indicated that the Board will work on the scope of work for the January 2020 roof replacement project. Don also indicated that he would like a plan from the landscaping committee in September for budgeting purposes.

Adjournment

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

Resolve: To adjourn the meeting at 8:30 p.m.


Prepared by Manager on behalf of Secretary