

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL June 10, 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, Carol Galloway and Susan Martin were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Owners were reminded to silence cell phones and refrain from sidebar conversations during the meeting.

#### **Approval of Minutes:**

The Board reviewed prior board meeting minutes dated May 13, 2019.

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

**Resolve:** To approve the prior meeting minutes as read.

The Board reviewed the special meeting minutes dated May 20, 2019.

**On Motion:** Duly made by Diana, 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. Board to reach out to the owner of Unit ID 5142 for their insurance certificate.

**3. Owners Comments:** Owner inquired if money is being taken out of reserves to trim trees. The Board indicated yes, that the new reserve study now has a line item for trees. Owner asked about using overage in operating rather than taking from reserves; Don addressed owner and stated that if there is \$10,000 over in operating at the end of the year, then they will move that money to the reserves account. Owner of Unit ID 5145 would like a tree removed behind her home and is willing to pay for the cost to do so, less the \$400 which the Association was going to pay to trim the tree. Board indicated that the owner would need to submit an alteration application along with the pertinent supporting documentation, and obtain a permit from Hillsborough County.

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

**Resolve:** To approve the alteration application for tree removal; Association to contribute \$400 that was going to be used for tree trimming; owner will be responsible for purchase of a new tree should one be required by Hillsborough County.

### 4. Committee Reports

**Pool/Clubhouse/Social:** Diana indicated that the owner's party in May cost \$260.15. Diana received an initial proposal to replace the carpet in the clubhouse, and she will reach out to a couple of other vendors. She said that it would be ideal to have tile in the kitchen area instead of carpet.

**Gate:** Diana indicated that the painter will be on site this week to touch up the gate.

**Neighborhood Watch:** Nothing to report.

**ACC:** Manager presented updates on behalf of Helena. No new applications were received. Committee has been working on updating the Architectural Design Guidelines.

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**Landscaping:** Fran presented updates. Tree trimming to occur.

## 5. Business Items

**Architectural Design Standards & Landscaping Design Standards:** The Board would like to engage the Association's attorney for a legal opinion regarding Florida friendly landscaping. They would also like for the attorney to review all of the proposed standards and Declaration and let them know how to proceed forward.

**Audit vs. Reviewed Financial Statement:** Don presented that the Association needs an audit performed by a third-party CPA. The audit should be voted on by the owners in July 2021 for an audit to be performed on the 2021 books. The Board agreed that the Reviewed Financial Statement that was prepared this year (for year 2018) is acceptable at this time. The Reviewed Financial Statement cost was \$2,650 whereas an audit is at least double. Don indicated that the Association should budget for these events to occur.

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

**Resolve:** To put up for a vote at the Annual Members Meeting once every 5 years to perform an audit.

Manager will correct the Annual Meeting Minutes for July, 2018 to reflect audit instead of Reviewed Financial Statement, and will clarify this action in the July, 2019 Annual Meeting Minutes.

**Wall Crack at Entrance:** The Board asked manager to inquire with Doug about the crack in the wall. Doug recommended that the Board engage a structural engineer. The Board decided not to engage a structural engineer and rather obtain a proposal to patch and paint the crack instead.

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

**Resolve:** To obtain a price to patch and paint the crack in the wall.

**Rust Off:** Manager indicated that with the increased watering, the chemicals have been depleted faster than during normal watering conditions. Rust Off will visit the community 2 times per month thru the end of July. They will clean any rust after the Association is on a regular irrigation schedule.


**Storm Drain Covers and Scoping:** Manager indicated that Hillsborough County Public Works looked in the storm drain and everything was clear on their end. The County indicated that if the manhole cover is lifting during heavy rains, then there is a clog on the Association's side of the drain and that a jet vac truck is needed to clear the drains. Manager engaged CES Engineering for a proposal. CES indicated that rental of a jet vac truck has a 4 hour minimum, so they would make the most of the situation by clearing other drains as well. The Board would like to see other proposals to jet vac.

**Managers Comments:** The Lake Doctors is working with the EPC to update the Authorization Letter. An Affidavit of Mailing was presented for notification of the review of Landscaping Design Standards, mailed on May 20, 2019 and notification for the review of Landscaping/Architectural Design Standards, mailed on May 21, 2019.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:35 p.m.

  
Prepared by Manager on behalf of Secretary