

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL July 15, 2019 Meeting Minutes

1. Call to Order

The meeting was called to order by President, Donald H. Jones at 7:46 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Diana Portillo, Carol Galloway and Faye Peavyhouse 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 the prior board meeting minutes dated June 10, 2019.

On Motion: Duly made by Faye, second by Carol 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 owners regarding collection of insurance certificates.

3. Owners Comments: No comments.

4. Team/Committee Reports

Pool/Clubhouse/Social: Diana indicated that 2 chairs in the pool area are in need of repair; manager to coordinate with vendor. Carol Kavanaugh indicated that the next Community Garage Sale will be held in November.

Gate: Nothing to report.

Neighborhood Watch: Two boys were observed jumping the fence into the community.

ACC: Helena presented updates. 1101 Savannah Landings Avenue – tree removal – approved. 1131 Georgia Trace Avenue – solartube installation – approved.

Landscaping: Fran presented updates. New sod installation to occur this week. Manager indicated that Rust Off will be instructed to continue to make twice-a-month visits through the end of August due to the extra watering that will be occurring with the new sod installation.

5. Business Items

Officer Positions: The directors discussed and have decided to occupy positions as follows: Donald Jones-President, Diana Portillo-Vice President, Carol Galloway-Secretary, Dick Sheffield-Treasurer, and Faye Peavyhouse-Director.

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

Resolve: To approve the officer positions.

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Architectural Design Standards & Landscaping Design Standards: Manager indicated that the notice to discuss changes to the Architectural & Landscaping Design Standards was mailed out to all owners on June 11, 2019 (with the Annual Meeting notice). The Board discussed the changes to the Architectural Design Standards first and agreed upon changes presented. Next, the Board discussed changes to the Landscaping Design Standards. Owner comment regarding the berm section; Board agreed to change the language to read, "No plantings should be installed/planted in the berm by any homeowner until a remediation plan has been developed and implemented for rain water runoff". Carol mentioned that 40% of owners within the community live on the berm.

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

Resolve: To accept the changes to the Architectural Design Standards and Landscaping Design Standards as presented.

HOA vs Owner Responsibilities: Manager presented the Board with Community Responsibilities (HOA vs Owners) to update and present changes at the next board meeting.

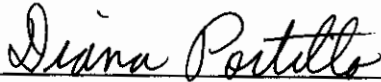
Managers Comments: Manager indicated that letters were mailed out on June 12, 2019, to owners to officiate the communication from Everett Morrow with Landmark Engineering regarding his opinion of the area, and steps that owners should take with their neighbors to resolve such issues.

Directors Comments: The Board discussed conducting a separate meeting in September-2019 for the 2020 roof replacement. Board would like to also conduct a Special Meeting regarding the Berm in August-2019. The Board will provide dates to the manager to coordinate communication to owners.

Adjournment

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

Resolve: To adjourn the meeting at 8:40 p.m.



Prepared by Manager on behalf of Secretary