

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## Special Meeting to Discuss the Berm 3604 Grand Magnolia Place, Valrico, FL August 5, 2019 Meeting Minutes

### 1. Call to Order

The meeting was called to order by President, Donald H. Jones at 7:15 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance and a postcard was mailed to all owners on July 18, 2019. Board members Diana Portillo, Carol Galloway and Dick Sheffield were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management. Thirty-four (34) owners were in attendance at the meeting.

### 2. Berm Discussion

The meeting was organized by Board President Donald Jones to discuss solutions to resolve the drainage issue on the berm, which affects 38 home sites between Savannah Landings Avenue and Georgia Trace Avenue.

Owners were provided with an agenda and information regarding communication to berm owners, the engineer's findings and the possible gutter solution.

Owners expressed their concerns regarding water drainage. About 10 owners have encountered water in their lanai areas during heavy rain periods.

The manager reminded the Board of the attorney's opinion letter dated November 10, 2017, that the Association has no duty of exterior maintenance with respect to any owner's lot, except for landscaping maintenance, lawn, irrigation system, mailboxes, exterior painting and roofing, and that each owner is responsible for any drainage issues. The manager also reminded that the Association's attorney understands the impact of the issue and as such, the Association may wish to consider engaging a professional for their opinion as to the cause and potential remedies for the drainage issues.

All agreed that there is not just one solution for the drainage of the area, that numerous solutions are needed to rectify areas of concern. Owner Michael Hurwitz requested to form a committee to research solutions for the home sites and meet with engineers for opinions. The Board's attorney indicated in her opinion letter that the Association may proceed with such due diligence. The committee will call themselves "38 Committee". The Committee has requested autonomy as to work performed in the berm; the Board will inform the Committee as to their decision regarding this request at the next Board Meeting to be held August 12<sup>th</sup>. If the Board approves, then the Committee will proceed forward with engaging engineers and will bring solutions to the Board upon completion.

### Adjournment

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

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



Prepared by Manager on behalf of Secretary