

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL August 12, 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 and Dick Sheffield 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 July 15, 2019 and the special meeting minutes dated August 5, 2019.

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

Resolve: To approve the prior meeting minutes as read.

2. Management Reports

Manager presented financial reports and management reports.

3. Owners Comments: Owner commented that fascia is dirty due to branches touching home; Landscaping Committee will look at the home at 1115 Georgia Trace Avenue. Owner commented about justification of spending money from reserves for tree trimming/removal. Don, Diana, Fran, Betty and manager to meet regarding matter. It was the owner's understanding that the 2018 budget was increased to compensate for extra tree work to be done. Owner also commented regarding amount left in landscaping improvements, and would like to see any improvements halted at this point to be saved towards roof replacement instead; Fran spoke to owner's comments regarding improvements and decisions made pertaining to landscaping. Owners discussed the berm and private property ownership concerns. Owners would like the Landscaping Committee to look at who is responsible for tree roots. Owner commented that flashing should be corrected on new roofs. Rust is appearing on sidewalks/driveways; manager spoke to owners about why this is occurring (vendor was only visiting once per month per contract and did not realize that extra watering was taking place, and is now visiting twice a month thru the end of August); board stated that they will be writing a SOW to bid out rust control. Owner stated that float switch was taken out of the rust chemical tank.

4. Committee Reports

Pool/Clubhouse/Social: Diana will get the carpets cleaned instead of replaced.

Gate: Nothing to report.

Neighborhood Watch: Frontier was soliciting door to door until 9pm. Police were called by owners.

ACC: Nothing to report

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Landscaping: Fran presented updates. Two large oak trees were removed near 3504 & 3506 Grand Magnolia. Sod installation is complete with the exception of 1 yard. Refurbishment of fronts of homes will be performed in September. The Committee is working on mini-grant thru Hillsborough County for signage and beautification of entryway, as well as a low-volume irrigation grant. The Board decided to affirm permission for Fran to apply for money on behalf of the Association thru the County's mini-grant program.

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

Resolve: To approve the process for the Landscaping Committee to apply for money for a mini-grants mentioned above, on behalf of the Association.

5. Business Items

Rumors: The Board quashed a rumor floating around the community that the Association had no money left for roof replacement – not true. Manager provided owners with an assessment of the current state of financial affairs as it pertains to the reserve study vs. reserve account.

Decision regarding the 38 Committee: A mission statement was presented as follows: "Investigate and analyze drainage issues in the berm area, leading to documentation of alternative solutions for Board consideration". Don wants to walk the berm area with Mike Hurwitz and Fran Durrance.

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

Resolve: To approve the formation of the 38 Committee to investigate and analyze drainage issues in the berm area, leading to documentation of alternative solutions for Board consideration.

Preservation of the Covenants and Restrictions: Manager presented a Florida Statute change to the Board regarding consideration of Preservation of the Covenants and Restrictions (720.3032). The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MTRA). Manager indicated that preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 25 year mark.

HOA vs. Owner Responsibilities: Diana presented a few slight changes to the document, and the document will be made available on the HOA's website as a reference guide to owners.

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

Resolve: To approve the updated responsibilities list as presented.

Lease Clarification: An owner in the community owns 2 units, and has owned the 2nd unit for less than 24 months. The owner is allowing relatives to live in the house rent-free. Another owner inquired about the circumstance and would like to know if a lease was collected. The Board determined, and the owner-audience agreed, that the owner is not in violation of the Association's rules regarding leasing, and that this arrangement does not fall within the category of leasing.

Wall Crack – entrance (proposal to repair): The Board asked for clarification on the proposal i.e. painting both sides of wall; manager to obtain.

Storm Drain Cleaning: Diana indicated that the storm drain cover at the front (exit side) has not appeared to be lifting, so no further action is needed at this time.

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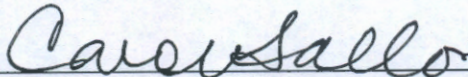
Board Member Comments: Don indicated that at the September meeting, the Board will focus on a scope of work for 2020 roof replacement. Don asked that the Landscaping Committee present their 2020 budget at the next meeting.

Managers Comments: The handyman fixed a section of fence behind 3506 Grand Magnolia Place (damaged slats); replaced 3 mailbox numbers; and replaced an eye sensor on front sign lights.

Adjournment

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

Resolve: To adjourn the meeting at 8:51 p.m.



Prepared by Manager on behalf of Secretary