

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL September 9, 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 Carol Galloway 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 August 12, 2019.

On Motion: Duly made by Faye, 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 inquired about responsibility of driveway cleaning; manager indicated that owners are responsible. Owner inquired about rust staining on the backs of homes due to sprinklers; manager to inquire with Rust Off about cleaning the area. Owner inquired about irrigation running for numerous hours on a Friday; irrigation took a lightning strike and Green Bandit is working to get timer back to normal. Manager indicated that there is an after-hours answering service for emergencies, and that owners would call the main McNeil Management phone number to obtain the answering service telephone number. Owner asked about downspout between driveways and who is responsible to clean; manager indicated that it is the driveway owner's responsibility to clean it.

4. Committee Reports

Pool/Clubhouse/Social: A few pool chairs were repaired/re-strapped. Holiday party date, tentative for December 15, 2019.

Gate & Neighborhood Watch: No updates. Scott Weinzapfel has resigned as from both committees as chairperson. Manager asked the owners if anyone would like to volunteer, and no volunteers came forward.

ACC: Nothing to report.

Landscaping: Fran presented updates. Mini-grant was submitted. Lightning strike occurred to irrigation system. Landscaping Committee to submit figures to the Board for Landscaping Improvements-2020. Landscapers will begin removing dead plants and replacing with new plants.

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5. Business Items

2020 Roof Replacement: The Board reviewed the scope of work and made some additions. The Board would like to schedule a meeting with Shingle Masters for October 7, 2019 at 2pm. Owner of 1104 Georgia Trace Ave indicated that the Association has paid \$1,500 so far for roof repairs.

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

Resolve: To add Building 12 to the 2020 Roof Replacement schedule.

2020 Building/Door Painting: Manager presented two proposals to the Board from Pullaro Painting – one for building painting for \$36,625 to paint 5 buildings and one for door painting for \$16,900 to paint 40 doors. Manager to reach out to Pullaro about door painting proposal to determine why it has increased significantly. Regarding the rust on edges near garage wall, manager indicated that Pullaro will treat area with phosphoric acid, seal and then paint. Board had concerns if stucco needed to be applied; manager to inquire with Pullaro. Possible start date of project: April-2020.

Berm Re-Development Timeline: Don presented to develop a scope of work, schedule a special berm SOW meeting, send out SOW to engineers, and then conduct a town hall meeting with Association's attorney in attendance. Owner commented that she believes the issue is not a berm problem but a drainage problem (community drainage problem). Mike Huritz indicated that 38 Committee will need to meet soon to brainstorm.

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

Resolve: For the 38 Committee to refine the SOW and bring back to the Board.

Owner Concerns regarding 2016-2019 Landscaping Budget and Landscaping Responsibilities: Manager presented actual figures from years mentioned above. Manager also presented the Association's attorneys verbal opinion of Article VII of the Declaration, that the Declaration speaks to the process and the Rules & Regulations define the process.

Managers Comments: Avitar Painting filled cracks and painted areas of the front wall. Handyman painted around the emergency light in clubhouse. Reflectors were put on the gates. Two (2) fire extinguishers in the clubhouse were replaced in August-2019. Before Hurricane Dorian, an owner informed manager that outfall structure was completely covered with debris. The Lake Doctors cleaned up the structure and water is flowing properly again. The Lake Doctors informed that it would be best to have the area around the front pond cleaned up from dead debris to help prevent the outfall from getting clogged. This is the 2nd time in the last 2 months that the outfall has been cleaned up from being clogged.

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