

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## **Budget & Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL October 14, 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, Carol Galloway and Dick Sheffield were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management. Thirty-one (31) owners were present including the 5 board members.

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 September 9, 2019 and the special meeting minutes dated October 7, 2019.

**On Motion:** Duly made by Carol, second by Faye 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 concern regarding hibiscus; board agreed that it is a tree and not a shrub and requested that owner trim the bottom of it; board also indicated that tree is leaning and for owner to stake it so that it stands upright. Owner spoke of Florida Friendly guidelines; manager indicated that owner's rights to have Florida Friendly are not denied, but restricted to certain areas, and for owner to refer to the Landscape Design Standards. Owner presented Board with petition for full reimbursement of tree removal instead of just the partial reimbursement which was received; the Board will consider the petition.

### **4. Committee Reports**

**Pool/Clubhouse/Social:** Carpets were cleaned; informed that rolling chairs are causing damage to flooring. Pool gates were fixed per request by county code enforcement. Holiday party confirmed for December 15<sup>th</sup>.

**Gate & Neighborhood Watch:** No updates.

**ACC:** Helena presented updates. Request approved to install a sidewalk at 1108 Savannah Landings Ave (ADA request); Windows request approved for 1116 Georgia Trace Ave; Solartube request approved for 1106 Georgia Trace Ave. Helena indicated that owner Carl Falkenbach would like to join the Architectural Committee.

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

**Resolve:** To accept/approve the nomination of Carl Falkenbach as a new Architectural Committee Member.

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**Landscaping:** Fran presented updates. Removed/replaced shrubs. Mexican petunias were removed due to being an invasive species and not within the landscaping plan for the community. Robellini palm was installed at 3520 Grand Magnolia Ave (owner paid for the palm and installation). Root pruning to occur on oak trees near Savannah Landings Ave & Cotton Mill Place; roots causing issues to Association's roads. Mulch to be installed in November. Fran suggested that owners possibly join together to engage a vendor to fix sidewalks as a group effort (more cost effective) since sidewalks are owned by homeowners and not the Association.

## 5. Business Items

**2020 Budget:** Manager indicated that the Budget Meeting Notice was mailed to all owners on September 23, 2019.

Dick Sheffield presented. As treasurer, he has the Association's best interest in mind. He will always be honest with homeowners and will listen to their concerns. He is dedicated to this Association. He also presented an HOA Budget Reality spreadsheet to owners.

Don Jones presented. Don, Dick and Brenda Tucker worked together for 10 hours, and also met with McNeil Management for about 3 hours. Don indicated that a lot of owners ask the question, "What does my assessment pay for." It pays for roof repairs and replacement, building/door painting, landscaping maintenance, tree trimming, front entry maintenance, roads, gate, pond, fire hydrant inspections, sewer and pipes, rust removal, mailbox repair, common area insurance, and fence cleaning. Don indicated that there was a period of 7 years where the assessment fee was not increased. Don extended a "thank you" to Betty Cutting and the previous board members who served with her; the Association is in better condition today because of their efforts to increase the assessments, after the 7 years when the board previous to her did not. Don also spoke to roof replacement and why bid was so high; indicated that numerous contractors received the same scope of work, and all came within \$1,000, and that pricing was very competitive.

The Board asked McNeil Management to prepare 3 different scenarios – raising the assessment by \$15, \$20 and \$40 per month.

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

**Resolve:** To accept the 2020 Budget as presented, increasing the assessment fee to \$300 per month (\$15 increase per month).

**2020 Roof Replacement:** The Board reviewed the corrected Contract for Roof Replacement from Shingle Masters. Total plus repairs is \$297,250. Manager indicated that all owners will receive information about roof replacement in the mail, and owners who are receiving a new roof will receive a solartube form. Work to begin January 6, 2020 and should be completed in 40 business days.

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

**Resolve:** To accept the 2020 Contract for Roof Replacement as presented.

**Review proposal to clean-up debris around front pond:** Manager presented proposal from Green Bandit for \$1,175. Work needs to be completed so to help prevent the outfall structure from getting covered with debris. Manager and Brenda Tucker will be meeting with CES Engineering on October 30<sup>th</sup> to discuss the skimmer wall (current height is not preventing debris from covering outfall). Owner also commented that debris could potentially enter into area by going around skimmer wall.

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

**Resolve:** To accept the proposal from Green Bandit to clean-up debris around front pond as presented.

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**Review proposal for gate bracket mounts:** Gate bracket mounts came recommended by American Access. Manager present proposal for \$4,674.18. Board decided to table due to cost and roof replacement project.

**Review proposal to paint entry walls:** Manager presented proposal from Avitar Painting for \$2,450 to apply masonry sealer from monument signs and walls up to the gate and paint. Proposal also includes painting of caps on columns. Manager indicated that area needs to be pressure washed first by another vendor. Avitar will split cost up of pressure washing, up to \$350.

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

**Resolve:** To accept the painting proposal as presented, and approve pressure washing to occur.

**Fascia – owners or HOA?** Board discussed and decided to not send notices to homeowners regarding cleaning of fascia until after the roof replacement project has been completed in 2022.

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

**Resolve:** To hold off on sending notices to owners regarding cleaning of fascia until after roof replacement has been completed in 2022.

**Managers Comments:** The notice regarding the 2020 roof replacement special meeting was mailed out on September 18, 2019.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:32 p.m.

  
Prepared by Manager on behalf of Secretary