

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL November 11, 2019 Meeting Minutes

1. Call to Order

The meeting was called to order by Vice President, Diana Portillo at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Carol Galloway 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 the prior board meeting minutes dated October 14, 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 inquired about new assessment fee; Board indicated that the 2020 monthly assessment fee will be \$300. Owner asked why reserve payment was not made last month; the Board indicated that there were numerous miscellaneous unexpected operating expenses; irrigation system was hit by a lightning strike, the outfall structure in the front pond needed to be cleaned several times over the last 2 months; American Access controls was called numerous times about inoperable gate/repair. In addition, the Association's annual insurance payment was due last month, in the amount of \$7,243.42. Owner asked if there were intentions of making up the Reserves payment; Board indicated that they would evaluate the operating account at the end of the year to see if funds can be shifted. Owner asked if there is a choice regarding new plantings in fronts of homes; Board indicated no; Landscaping Committee developed schematic plan for fronts of homes. Owner informed Board that a tree is half-dead at 1105 Georgia Trace, and that she is getting ready to pressure wash her driveway. Multiple owners commented that Association should take action to address items in fronts of homes, and possibly start a fining committee; Board to evaluate Architectural Guidelines and inform McNeil Management regarding notices to be sent to owners; Board was under the impression that items in fronts of homes were being monitored by Architectural Committee; manager informed owners that if they see something, say something by completing the Enforcement Request Form, which was distributed at the meeting and extras were placed at the back reception area of the Clubhouse. Owner at 1101 Savannah Landings Ave inquired about reimbursement for laurel oak tree removal; Board to address at the December meeting. Owner concerns regarding the removal of plantings when not ready to install new. Owner commented that sidewalks are stained by new red mulch; Board addressed and indicated that Green Bandit said the mulch was wet when installed and that rain will wash away the staining. Owner inquired about cleaning of mailboxes; manager to schedule with handyman to have done before the end of November. Dick Sheffield indicated that Association needs to hold owners accountable, but also neighbors should help neighbors in times of need.

4. Committee Reports

Pool/Clubhouse/Social: Holiday party will be held on December 15th. Decorating for the holidays will occur after Thanksgiving; volunteers welcome. Mailboxes will not be decorated by HOA.

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Gate & Neighborhood Watch: No updates.

ACC: No updates.

Landscaping: Fran Durrance presented updates. Root pruning to occur soon at Savannah Landings Ave & Cotton Mill Place; bushes were trimmed on other side of the pond. Discussion regarding the 2nd Hibiscus that needs to be trimmed and rose bush that needs to be potted at 1130 Georgia Trace Ave. Fran informed Board that she is resigning as Landscaping Committee Chairperson effective immediately. Carol Galloway and Dick Sheffield extended a thank you to Fran for her service as the Landscaping Committee Chairperson and her countless hours walking the community to make it a beautiful place to live. Fran informed that Mary Cuteri would like to become the new Landscaping Committee Chairperson. Mary indicated that she had hesitations in doing so if owners were not going to be open to adhering to the Landscaping Design Standards, and if that was the case, then Green Bandit should just maintain what is now existing. Mary said she is, however, agreeable to becoming the Landscaping Committee Chairperson to see how things go.

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

Resolve: To appoint Mary Cuteri as the new Landscaping Committee Chairperson.

5. Business Items

2020 Building Painting & Door Painting: The Board was presented with 3 proposals; to paint 5 buildings and accompanying doors that were not already stripped/painted; to paint the second third of the doors in 2021 that need to be stripped/painted; and to strip/paint the last third of the doors in 2022. The Board would like to engage a Sherwin Williams expert to give their opinion regarding the condition of the homes and doors. Manager to coordinate. Owner at 1108 Savannah Landings Ave commented that his door is chalky and needs to be stripped/painted.

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

Resolve: To hold off on painting until 2021, and to engage a Sherwin Williams expert for their opinion regarding the condition of homes and doors.

Rust Control: Current vendor, Rust Off, used muriatic acid during last visit; manager to communicate with vendor to not use muriatic acid during their visit in December, when they are scheduled to clean the backs of homes and back fences that have rust staining. Board received two proposals – Florida Rust for \$475 per month and Suncoast Rust Control for \$650 per month. The Board to engage Florida Rust for references; table discussion until the December meeting.

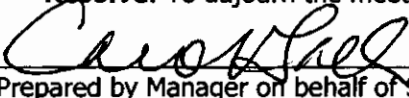
Newsletter: Dick Sheffield, who has a degree in journalism, has volunteered to write the Association's newsletter. The Board determined that they would like to hand deliver the newsletters to save on cost of mailing. They will make extra copies available in the Clubhouse and will also have webmaster post to the website.

Managers Comments: Front pond aerator was fixed by The Lake Doctors on November 7th; Dick Sheffield met with the Fire Marshall at Clubhouse on November 8th for a routine inspection; manager is working to correct a few violations. Front entry walls and caps were pressure washed and painted. Priority One did not see any evidence of termites at the Clubhouse. Manager presented Affidavit of Mailing that the 2020 Roof Replacement packet was mailed on October 22, 2019.

Adjournment

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

Resolve: To adjourn the meeting at 8:43 p.m.


Prepared by Manager on behalf of Secretary