

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL December 16, 2019 Meeting Minutes

1. Call to Order

The meeting was called to order by President, Donald Jones at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Carol Galloway, 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 the prior board meeting minutes dated November 11, 2019 and December 2, 2019.

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

Resolve: To approve the prior meeting minutes as read.

2. Management Reports: Manager presented financial reports and management reports. The Board decided to personally engage owners for collection of their insurance certificates.

3. Owners Comments: Owner asked if the mailboxes were cleaned; manager indicated that handyman cleaned the mailboxes in November.

4. Committee Reports

Pool/Clubhouse/Social: Holiday party was held on December 15th. Only 23 owners attended. A total of \$450 was spent for the party; reimbursement was issued to Diana Portillo for the purchases.

Neighborhood Watch: Dick Sheffield encouraged owners to be diligent and observant of suspicious activity. Betty Cutting has volunteered as the new Neighborhood Watch Committee Chairperson.

Gates: No updates.

ACC: No updates.

Landscaping: Fran Durrance presented updates in Mary Cuteri's absence. 2019 projects completed with the exception of a couple of homes. Tree root pruning pushed to 2020 (\$1,250 from 2019 Landscaping Improvements-Operating Budget will be re-allocated to 2020 for this expense).

38 Committee: Don Jones presented for Mike Hurwitz. Indicated that Mike is gathering information and will make it a priority to finalize the information in January.

5. Business Items

Rust Control: Rust Off decided to terminate service with the Association soon after the November Board Meeting. The Board swiftly took action to engage Suncoast Rust Control so to ensure a January 1st start date in light of the circumstances. The first item of business for Suncoast Rust Control will be to remove all rust.

Street Sign Replacement: The Board was presented with 2 proposals. Board spoke that they would like to assess the sign that was not included in the proposal (Cotton Mill & Georgia Trace) and that the proposal may need to be adjusted accordingly. Owner indicated that all signs should be changed out

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so that they are all at same starting point again. Dick Sheffield will assess the sign and let the manager know how to proceed.

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

Resolve: To accept the proposal from Fast Signs for \$1,642.45, with the understanding that the price may fluctuate with the added sign at Cotton Mill & Georgia Trace.

Low Volume Irrigation Grant & Signage/Beautification Mini-Grant: Fran Durrance presented. Low volume irrigation grant has been granted by the County. Green Bandit will retrofit drip lines / low volume sprinkler heads in front entry. Ground cover is also included. The County will pay the full amount for this work to be completed. The Signage/Beautification Mini-Grant has been granted by the County. The bottom of the monument signs will have text added "Deed Restricted Community – No Soliciting". A message board will be installed – 36" x 24", powder coated, single pole, locked case with clear door, white letters that you can put into place.

Sherwin Williams Assessment of paint on buildings & doors: Dick Sheffield met with Brad Wright with Sherwin Williams. Brad has been assessing residential/commercial properties for paint quality for 10 years. Brad performed a thorough assessment of the 5 units that were scheduled to be painted in 2020, Buildings 3, 21, 22, 23, 24. Besides some pressure washing that owners should take care of in the backs of homes, he recommends that the Board hold off on the painting project until 2021. The doors, however, are chalking and need attention. Manager to send the Board the door painting schedule to the Board to assess on how to proceed.

Review/Decision re: Petition from 1101 Savannah Landings Avenue: The Board could not reach a decision on how to move forward with owner's petition to be reimbursed \$1,400 for the removal of the tree on her lot. Board tabled until the January-2020 board meeting.

Comments: Manager indicated that the 2020 Roof Replacement information was mailed to all owners on October 22, 2019 and the 2020 Assessment/Budget Notice was mailed to all owners on November 27, 2019. A reminder notice will go out to owners who have not submitted payment for their solartubes yet.

Don Jones asked the Board Members and Manager to come prepared with 2020 Goals at the January meeting.

Adjournment

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

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


Prepared by Manager on behalf of Secretary