

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL January 13, 2020 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 Diana Portillo, Carol Galloway, Faye Peavyhouse and Dick Sheffield were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management. Including the Board, 24 owners were present.

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 December 16, 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. Manager indicated that the CD is going to expire in February 2020; Board to decide on how to proceed. The Board would like to contribute \$1,000 per month from Operating to Reserves, to make up for the month missed in 2019 due to a lack of funds in the Operating Account. Board inquired about bank owned property and assessments from previous owner; manager indicated that a Safe Harbor clause would allow for collection of past due assessments within a period of time, but Association does not currently have this clause in their Declaration.

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

Resolve: To approve contribution of \$1,000 per month for the next 11 months from Operating to Reserves.

3. Owners Comments: Owner inquired about holes on valleys during roof replacement; Board indicated that a stucco person will fix after roof replacement is completed this year. Owner inquired about projected cost for roof replacement and repairs this year; manager indicated that the contract is for \$297,000, and that repairs in 2019 were 8% above the cost of the contract; the Board is anticipating the same scenario this year. Owner inquired about the monthly landscaping invoice from Green Bandit for December routine maintenance and why it did not get paid in 2019; manager to investigate. Owner inquired about the \$1,175 spent for cleanup around front pond; Board indicated that cleanup was necessary to help keep the outfall structure from clogging and that Association paid The Lake Doctors to make additional visits to clean off the outfall; the reserve study has this as an allowable event.

4. Committee Reports

Pool/Clubhouse/Social: Dick Sheffield met with the Fire Marshall; Association was given a satisfactory rating for requested improvements performed.

Neighborhood Watch: Betty Cutting presented. She is awaiting documents from the previous Chairperson. She will be working on updating new owners and captains. She will work to organize periodic safety meetings.

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Gates: Carol Galloway presented. The community flagpole is leaning. Paul would like to find out how it was installed. Manager will coordinate a meeting with Paul Rosenak and Head's Flags to develop an action plan for the removal. Paul mentioned a possible Strawberry Festival discount. Fran requested coordination with new message board to be placed in location. Dick Sheffield spoke to flag protocol. American flags must be fully lit at night.

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

Resolve: To move forward with developing an action plan with Head's Flag for a new flagpole.

ACC: Helena Kocevar presented. Four requests were approved for new solartubes.

Landscaping: Mary Cuteri presented. Mary extended a thank you to Fran for filling in during her absence. Root pruning to occur after roof replacement this year. Mary would like letters sent for sidewalk repairs to owners; Mary to coordinate with manager.

38 Committee: Mike Hurwitz presented. Indicated new name for committee – Drainage/Flooding Committee. Roots growing under lanais. Breaks have occurred in floors due to roots. Arborist recommends removal of trees. Roots growing above ground are a problem. Pads are going to get damaged by roots. Mike said that he has access to all plans for the community.

Mike gathered costs and presented the proposed breakdown of costs to owners. Tree removal and root/stump grinding (Payne's Environmental) \$23,900; Grade and repair berm area (Point West Construction – guarantees to fix berm; price good thru March-2020) \$40,000; Gutters and downspouts (Ambrosio's Exterior Solutions) \$5,752; Privacy fence (Family Fence) \$12,755. Total cost \$82,407. Cost breakdown divided by 108 owners \$763; divided by 38 (berm) owners \$2,168. Mike indicated that if financed for 5 years @ 8% interest would be \$1,670.92 per month.

Committee's SOW: Remove 22 large oak trees and 93+ ficus trees; grind surface roots growing toward the buildings and all stumps 8" below grade; pull permits. Restore berm, replace soil where needed, modify grade to move water away from buildings. 6" gutter with (1) 3x4 downspout and concrete splash pad (\$225 end units and \$212.75 center units). 6" high, white vinyl PVC fence, 700' total, with posts cemented into ground. Per Mike, meeting would occur before any vendors are locked in.

5. Business Items

Email from 2526 Grand Magnolia Place: Michelle Ritchie presented. She has inherited her parent's unit and would like to allow a missionary friend to stay in the home rent free. After that event, then she intends to rent out the unit after the 2-year ownership requirement. She indicated that probate started on August 12, 2019. The Board discussed and lease requirements do not apply for friend who will occupy rent free. Once the 2-year ownership term ends from probate start date, then she can lease out the property.

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

Resolve: That Association's lease requirements do not apply while owner is allowing missionary friend to stay in the home rent free.

Trespassing incident by Orange Point Road owner: Manager indicated that owner in adjoining community caused damage to the Association's PVC fence off of Springvale Drive.

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

Resolve: To engage a vendor to fix the fence.

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New Association Attorney: Diana presented proposed engagement letter from law firm Glausier Knight Jones. The Board discussed and would like to move forward with this firm for opinions, collections and enforcement.

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

Resolve: To engage Glausier Knight Jones as the Association's new attorney.

Update from Bloomingdale Taxing Authority: Carol presented. Diana and Carol met with Bloomingdale Taxing Authority (BTA). BTA's fee includes painting of Savannah Landing's front entry signs. Currently under the County mini grant, the Association has already agreed to pay \$250 for sign painting, which will occur at the same time that the new deed restricted property language will be added. Then going forward, BTA will paint the signs as needed as this is part of their scope. BTA will also discuss the cleaning of the wall on Springvale Drive that is currently green at their board meeting which is also being held tonight.

Manager Comments: New street signs have been ordered; Carol indicated that a new stop sign is needed at Cotton Mill & Georgia Trace; manager to order. Manager submitted work order with Hillsborough County regarding pothole forming on Springvale; County to assess.

Board Comments: Dick Sheffield encouraged owners to follow up with Kris Peterson with Shingle Masters about cleanup around their homes.

Adjournment

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

Resolve: To adjourn the meeting at 8:37 p.m.



Prepared by Manager on behalf of Secretary