

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL February 10, 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, 40 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 January 13, 2020.

**On Motion:** Duly made by Dick, second by Carol 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 roll the money from the CD that is expiring this month into the Reserves account, and to use the money towards 2020 Roof Replacement.

**3. Owners Comments:** Owner commented that if a fence is to be installed in the berm area, that ACC approval is first required. Owner asked if "Owners Comments" section can be moved after Team/Committee Reports; Board was ok with change; manager will update agenda for next month. Owner asked if the fence improvement in the Berm will be voted on by the members; Board responded yes. Owner asked where berm improvements are located; Board provided location. Owner asked about the \$337 spent with new attorney; Board indicated that expense was for the review of the Association's documents. Owner indicated that Board should review the Welcome Packet mailed to new owners, and add information pertaining to Neighborhood Watch; manager will send sample Welcome Packet to Board. Owner commented that windowsills are cracking; Board indicated that this event is the responsibility of owners and not the Association.

### 4. Committee Reports

**Pool/Clubhouse/Social:** Diana indicated that clubhouse was left unkept/dirty after a social event and reminded all who use the clubhouse to clean up after themselves.

**Neighborhood Watch:** Betty Cutting presented. Meeting held January 28<sup>th</sup>. Owners to expect Neighborhood Watch volunteers to visit door to door to collect contact information. Betty will have the community list updated by the end of this week. Betty invited all to attend Sheriff's Meeting held on the 3<sup>rd</sup> Thursday of each month at 6pm at HCSO. Purpose of a Neighborhood Watch: notify owners regarding suspicious activity; car break-ins; encourage safety around homes; promote see something, say something by calling HCSO.

**Gates:** Carol Galloway presented. Flagpole transition will occur after the message board is installed. Fran indicated that the message board is expected to arrive sometime in March. Manager indicated that 5 seconds was added to the timing on the gate; Frank Perrulli to continue to monitor the gate for any urgent needs.

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**ACC:** Helena Kocevar presented. Slider change was received but because this is considered an interior door, approval was not required. Application approved for double front door installation. Applications approved for installation of solartubes.

**Landscaping:** Mary Cuteri presented. 3609 Savannah Lake Place requested removal of a palm tree in front of home. 3508 Grand Magnolia Place wants a palm tree installed. Both efforts will be coordinated by Green Bandit and owners will pay for the work to be done.

**Berm/Drainage Committee:** Diana Portillo presented. Per opinion letter from Association's new attorney, the Association is not responsible for trees on owner's lots, nor is the Association responsible for street trees as street trees are on owner's lots. Attorney also stated that if a transfer of responsibility is to occur, that the Association should amend their Declaration. Board indicated that a Declaration Amendment requires an affirmative "yes" vote of sixty-six (66%) percent of the owners. Don Jones indicated that he wants the community to have a meeting in mid-March to further discuss, to include discussion on how much assessment fees would increase with berm mitigation.

## 5. Old Business Items

**2020 Roof Replacement:** Manager to inquire with Shingle Masters when final county inspection will occur. Invoice has been reconciled; Board approved for payment. 5% hold back will remain unpaid until Shingle Masters provides the wind mitigation reports and warranties to the Association.

**CD expires 2/20:** Board decided to roll funds into BB&T Reserves account.

**New Association Attorney – Contract:** Contract with Glausier Knight Jones was signed on January 21, 2020 by the Board President.

**Bloomingdale Taxing District:** Carol indicated that walls will be cleaned this month.

**Installation of Street Signs:** Completed.

**Pothole on Springvale Drive:** Pothole has been filled; Paul indicated that there's a dip where hole was mitigated.

**Root Pruning:** Association's attorney stated in opinion letter that owners are responsible for trees and this includes root pruning. The Association will no longer be performing root pruning. Manager indicated the Board needs to provide addresses to management company if roots are causing damage to Association's roads to start the notice process.

## 6. New Business Items

**Review/Decision re: petition from 1101 Savannah Landings Ave:** The Board allowed owner to speak to present her case as to why the Association should reimburse her for the rotted tree that she had removed from her back yard.

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

**Resolve:** To reject owners request for reimbursement for the removal of the tree.

**Door Painting:** Board would like Sherwin Williams representative to assess all doors and determine which doors should be stripped/painted now, and which doors can be stripped/painted later. Manager to engage Sherwin Williams representative.

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**Board Comments:** Faye Peavyhouse presented to pay the vendor immediately after the work is completed (\$200) for mini-grant sign scope, and for the Association to obtain the reimbursement from the County. County takes a long time to issue payment, and vendor is a small business owner.

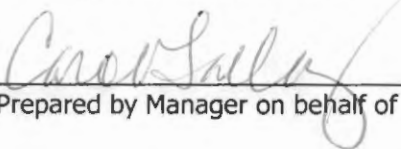
**On Motion:** Duly made by Carol, second by Dick and carried unanimously.

**Resolve:** To pay vendor after immediately after work is completed for mini-grant sign scope.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:30 p.m.

  
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Prepared by Manager on behalf of Secretary