

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL March 9, 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 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, 55 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 February 10, 2020.

On Motion: Duly made by Carol, 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. Regarding the CD for \$250,971.15 that expired in 2/2020, the Board decided to move \$225,000 into a new CD for 8 months at 2% interest with Bank of OZK. The remaining balance of \$25,971.15 was moved into the Reserves Account.

3. Committee Reports

Pool/Clubhouse/Social: No updates.

Neighborhood Watch: Betty Cutting presented. Meeting held last month. Finalized letter for new owners. Still updating owner information. Attended Hillsborough County Sheriff's Department Meeting, who encouraged the Neighborhood Watch program. When owners are going on vacation, they can contact the local Sheriff's Department and they will perform drive-bys to keep eye on your home. Next meeting to be held April 14, 2020 at 6pm in the Clubhouse. Tom Thurman is a new committee member.

Gates: Frank Perrulli indicated that gates are fine. Fran Durrance indicated that Message Board installation delay due to wrong color of frame. Should be installed in another 2 weeks.

ACC: No requests.

Landscaping: No updates.

Drainage Committee: Lillian Gaines presented. Secret meetings were held in the community without including anyone in the drainage committee. Misinformation was given out to owners. Don Jones indicated that a special meeting would be called between the Board and the Drainage Committee to present findings and alternative solutions.

4. Old Business Items

Door Painting: Dick Sheffield presented. Walked the community with Brad from Sherwin Williams. Assessed all doors. There are 2 doors that are critical to be stripped/painted this year. Dick to provide paint vendor names as recommended from Brad, and manager to obtain quotes to present at next Board meeting. Otherwise most of the other doors simply need a good washing with soap and water.

Bloomingdale Taxing District: Carol indicated that walls were cleaned and painted.

Pothole on Springvale Drive: Pothole has been re-filled and dip no longer exists.

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2020 Roof Replacement: Manager indicated that Shingle Masters replaced all of the solartubes in order to guarantee workmanship and that 90% of the flashings were deteriorated. Owners will not be receiving a refund for the solartubes. Wind mitigations and warranties will be mailed out soon.

6. New Business Items

Community, Reserve Study, Trees & Roofing: Don Jones presented. Commended last board for raising assessments and the current board for increasing assessments. Thanked Brenda Tucker for her assistance on the 2020 Budget. Don explained how roof bids were initially engaged – 6 contractors were solicited, scope of work was exactly the same, and Board chose lowest bid. Only variable was cost of repairs/plywood. Don encouraged formation of a Budget Committee. Don encouraged owners to work together as a community.

Betty Cutting – owners concerns: Spoke on behalf of large group of owners. Concerns regarding spending. Association went 7 years without raising assessment which put reserve funds in jeopardy. Small increases have occurred since then. Landscaping spending over last 2 years was around \$33,000. Funds were spent on front pond cleanup. Betty informed owners that she contacted EPC about plants removed without permission. Concern regarding possible declaration amendment to make all owners responsible for berm mitigation project. Trees were moved from Landscaping to ACC and owners would like to see that moved back. Concern with spending regarding street signs and installation. AC was replaced and rightfully came out of reserves. Recommended leaving back yards alone. Betty indicated that she spent money on gutters for her own property. She would like the Board to commit to stop spending or otherwise resign from the Board.

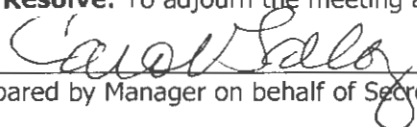
5. Owners Comments: Owner commented regarding a petition of removal of a Landscaping Committee member. Cost of trimming, root pruning and removal of trees. Maintenance criteria by owners and Association. Reserve funding concerns. All owners should not be responsible for berm mitigation. Owner volunteered to help with financials. Restoration of power back to ACC. Owners with oak trees should be responsible for their oak trees as they bought their lots with oak trees in place. Thank you extended to Board and Committees. Owner was assured that if a declaration amendment is presented, that all owners will receive notice about the vote in the mail. All owners and board should be concerned with here and not, not what happened in the past. Owners will lose their choice if power given to the Board for berm decisions with a declaration amendment. Owner indicated that in wetland area, Brazilian peppers removal was taken out of reserves via pond maintenance. Community wide tree trimming was paid for by excess operating funds. It takes money to maintain this community to a reasonable standard. Tree removal discussed, and how owners did not have any concerns with HOA paying for that at the time. Trimming along front pond occurred due to drainage problems and outfall continually getting clogged, there was money in reserves to perform, 3-4 bids were received, and work was performed according to the EPC Authorization Letter.

Board Comments: Donald Jones tenured his resignation effective immediately. Dick Sheffield indicated that dumpster is now removed from his property due to renovations, and extended appreciation to all neighbors for their patience. Dick encouraged owners to look after and take care of your neighbors during the Coronavirus epidemic. Dick indicated that the applause as Don existed the room were inappropriate. Don and Dick did not always agree, but they did respect each other's opinions.

Adjournment

On Motion: Duly made by Dick, second by Faye.

Resolve: To adjourn the meeting at 8:45 p.m.


Prepared by Manager on behalf of Secretary