

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL June 8, 2020 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 Dick Sheffield, Carol Galloway and Faye Peavyhouse 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 March 9, 2020. Owner Lillian Gaines had an adjustment to the Drainage Committee section, as follows: Eliminate "Encouraged owners to work together to resolve berm issue and general drainage issues around the community, and to contribute as a group", and replace with, "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".

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

Resolve: To approve the prior meeting minutes as read, including adjustments made above.

2. Management Reports: Manager presented financial reports and management reports. Diana signed the 2019 Tax Returns prepared by the Association's CPA.

3. Committee Reports

Pool/Clubhouse/Social: Diana presented. New pool net and handrail covers have been installed at the pool. The pool is open. Clubhouse is open – use at 50% capacity.

Neighborhood Watch: Glenda Hunter presented. The next meeting will be held in July. Still updating owner information. The committee is looking for one more section captain volunteer.

Gates: Flagpole and message board have been installed. In April, DDH Concrete added 10" x 10" plate with rods to the exit gate for \$1,850 in order to secure the collapsing gate.

ACC: Manager presented on behalf of Helena Kocevar. Between March - May 2020, there were 21 tree removal requests, 1 gutter installation request, 2 window installation requests, and 4 general landscaping requests.

Landscaping: No updates.

Drainage Committee: Lillian Gaines presented. Lillian stated that former President Don Jones indicated at the February-2020 meeting that a special meeting would occur between the Board and Drainage Committee whereby the committee would present findings and alternative solutions. The meeting did not occur. Carol admitted to missing the coordination of the meeting, and that it will be placed back on the Board's radar. Lillian also had commented that Article IV (b) in the Articles of Incorporation states that the Association is responsible for surface water. The Board will research.

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4. Old Business Items

2020 Roof Replacement (wrap up): Manager indicated that on April 2, 2020, the conclusion letter was sent to owners who received a new roof this year and the letter included the owners wind mitigation report and roof warranty. Shingle Masters contract amount was for \$297,250. The total amount paid was \$329,165. This amount included \$21,915 for repairs and \$10,000 for solartubes. All solartubes were replaced, so no owners received reimbursement.

Welcome Packet Review: Tabled until August.

Door Painting: proposals for strip/paint 2 doors – tabled until August.

5. New Business Items

Fran Durrance: Fran presented issues of concern regarding landscaping. 2017 Board engaged vendor to remove invasive Brazilian pepper trees from front pond area; paid for out of reserves; cost between \$7400-\$8400. 2017 Board engaged vendor to perform community wide tree trimming; paid for out of surplus operating funds leftover at end of 2016; cost between \$16,000-\$17,000; asked rhetorically if Board was so concerned regarding reserves, why did Board spend money on this project. April 2017 Fran took over landscaping; no funds provided for landscaping. October 2017 landscaping contract bid out; Fran prepared SOW; 4 companies bid; Paul Rosenak, Diana Portillo, Mary Cuteri and Fran walked community with bidders; committee of 4 people (Fran/Diana/Paul/Tom Thurman) reviewed bids and made decision to engage Green Bandit; Board presented with contract; Board asked Fran to re-negotiate to come down by \$2,000; Fran re-negotiated and Board approved contract; Green Bandit started February-2018. Fran stated that she was not invited to participate in 2018 budget process. 2018 landscaping improvements budget was \$18,800. Project to improve front beds of homes/entryways; suggested by another board member to landscape one building to get idea of the look; Board approved; when project completed for the one building, received little feedback however owners in that building liked the improvements. Landscaping Committee formed by this point. Committee walked community to determine other fronts of homes to refurbish; tried to work with plants that currently existed in good condition and replace poor condition or dead plants. Board was presented with proposals for refurbishing but proposals denied stating Association didn't have the money; Fran asked Board why there was no money; Fran was informed that she simply didn't understand; Fran stated that there was plenty of money in landscaping improvements month over month. Fran took financials to independent CPA who she paid to assess; CPA indicated that landscaping improvements budget was being used as a slush fund. Variance report showed other accounts as being over/under, while landscaping improvements remained flat. She stated that this is called "cooking the books". She stated that financials are misrepresentation of facts. President Don Jones indicated that no money should be taken from one account to fund another without board knowledge/approval. 2018 Board indicated that landscaping projects must be completed by 12/31/18; reason why large amount of money spent in October-2018. Landscaping improvements came in under budget in 2018 and 2019; possibly same in 2020. Annuals are billed separate from maintenance contract; if flowers still in good condition, then could have 3 seasonal change outs instead of 4. EPC advisory letter dated January 24, 2020, at last meeting, Betty stated she called EPC regarding violations; EPC investigated, found some items disturbed, found some items growing back; HOA not fined; Fran stated that Landscaping Committee was not involved in cleanup around front pond; no SOW given to Green Bandit, nor were EPC guidelines given to Green Bandit; cleanup of this area was initiated and handled by McNeil. Final comment: Let's put all of this behind us and make our community a better place to live.

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Establish Welcome Committee: Faye presented. Establish a Welcome Committee to welcome new owners and tenants. Glenda Shumate, Pam Eubanks, and Steven & Janet Peavyhouse will become members of the Welcome Committee.

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

Resolve: To approve the establishment of a Welcome Committee with members stated above.

Consideration to approve "How Savannah Landings Works Together: A Manual of Rules, Regulations, Guidelines & Standards": Notice about this meeting to consider changes was mailed to all owners on May 18, 2020. Faye indicated a few minor grammatical changes.

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

Resolve: To approve the Manual (with few minor changes) as presented.

Appointment to the ACC Committee: Owner Cathy Simons has expressed an interest to be appointed to the ACC Committee. Manager advised Helena prior to decision.

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

Resolve: To appoint Cathy Simons to the ACC Committee.

Committees & Volunteer Names (for insurance purposes): ACC Committee: Helena Koccevar, Rhonda Toomer, Carol Kavanaugh, Carl Falkenbach and Cathy Simons. Welcome Committee: Glenda Shumate, Pam Eubanks, Steven & Janet Peavyhouse. Drainage Committee: Mike Hurwitz, Gary & Lillian Gaines, Mary Cuteri, Dick Sheffield, Paul Rosenak. Once the Neighborhood Watch Committee is fully established, Association will gather the names of those members.

Approval of estimates from handyman & Green Bandit:

Green Bandit: Board requested proposal from Green Bandit to install a 30-gallon multi-trunk Crape Myrtle; proposal is for \$327.84 and includes irrigation modifications. Board would like ACC Committee to give feedback before proceeding.

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

Resolve: To approve the Crape Myrtle proposal as presented, after feedback from ACC Committee.

Kevin Johnson: Two proposals, 1) To dig out 3" of dirt in center island where flagpole is located, put down black liner and fill up with rock. Put concrete mix over rock so it will harden. Rocks will not come out - \$210. 2) Replace 6 fence panels and 1 top rail by pump station - \$235.

Board indicated that they would also like Kevin to move towing sign to 20 mph sign inside the community, and the green Trespass Authorization sign to in front of keypad facing drivers at keypad.

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

Resolve: To approve the fence proposal as presented. To approve the rock improvement proposal as presented, after feedback from ACC Committee.

Presentation of American Access PMIA Agreement: The Board was presented with the annual preventative maintenance (PM) agreement for \$1,700 plus tax per year. Faye suggested that someone should monitor the vendor during PM service. Paul Rosenak volunteered.

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

Resolve: To approve the annual American Access PMIA Agreement as presented.

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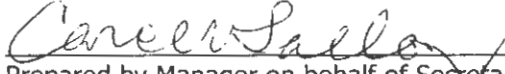
5. Owners Comments: Sprinklers have been coming on; manager will ask Green Bandit to check the rain sensors.

6. Board Comments: Green Bandit to evaluate sod needs around the entire community and report back to the Board with the list.

Adjournment

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

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


Prepared by Manager on behalf of Secretary