

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 10, 2020

VIA Zoom

Meeting ID: 750 730 2693, Password: MMSI

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 Carol Galloway, Lillian Gaines, Paul Davis and Michael Toomer were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes: The Board reviewed the prior board meeting minutes dated June 8, 2020, June 15, 2020 and July 13, 2020.

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

Resolve: To waive the reading of the minutes and approve as presented.

2. Management Reports: Manager presented financial reports and management reports. Manager presented Affidavit of Mailings for the following: Annual Meeting Notice mailed on June 9, 2020 and postcard to postpone Annual Meeting was mailed on July 2, 2020.

3. Committee Reports

Pool/Clubhouse/Social: Diana presented. There will be no parties this year due to costs.

Neighborhood Watch: Betty Cutting presented. There have been no meetings due to COVID.

Welcome Committee: Glenda Shumate and Carol presented. Manager will ask Pamela to send Glenda a monthly update of new owners.

Gates: No issues reported.

ACC: Manager presented on behalf of Helena Koccevar. The following items were approved by the committee: 1133 Georgia Trace – sidewalk extension to backyard and across back lanai; 1139 Georgia Trace – 10x18 screen porch on a 19x25 pad in back yard of white aluminum 9 ft tall, 6" gutters with downspouts; 1135 Georgia Trace – extension of sidewalk to back patio; 3510 Grand Magnolia – prune tree limb in back yard and remove 2 oak trees leaning over roof of house; 3611 Savannah Lake – replacement of three 2nd floor windows, white vinyl with mullions (same look); 3503 Grand Magnolia – install new hedge. Committee did not approve the following: 3503 Grand Magnolia – brown rocks around mailbox (per board, will be using brown mulch when mulch is replaced in November) and crape myrtle – committee gave instructions on what to do before installed. Owner commented that he will be resubmitting for crape myrtle.

Berm/Drainage Committee: Owners on berm expressed concern that many have restored their property to original land grade but Association is not replacing their sod. Concern about circumstances as to when sod would be replaced for other others and why their sod is not being replaced.

4. Old Business Items

Welcome Packet Review: The Board would like How Savannah Landings Works Together document mailed with the welcome packet. Manager to add to mailing.

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5. New Business Items

Sod replacement proposal: The Board discussed proposal #1405 from Green Bandit and will make adjustments to only re-sod fronts of homes and not backs of homes at this time.

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

Resolve: To adjust the proposal to re-sod fronts of homes and not backs of homes at this time, and move forward with work once adjusted.

Mulch Status: Weeds were appearing in between the new ground cover so Green Bandit recommended a light layer of brown cypress mulch, since spraying for weeds would also kill the ground cover at this time. The Board has also asked Green Bandit to move forward on schedule to mulch the entry side of the gate with brown cypress mulch for appearances and this work will be completed in the coming weeks. Finally, the mulch for the rest of the community will be completed in November. The cost of both mulch events outside of the gate will be credited towards the normal November mulching.

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

Resolve: To approve action above as presented.

Building and door painting: Paul Davis and Michael Toomer are working together to solidify doors that need to be stripped/painted this year. They will be meeting with representatives from Sherwin Williams and PPG soon.

Back pond algae: Paul and manager met with Mark Bossard from The Lake Doctors last week regarding control of algae in back pond. Slender spike rush is an aggressive plant that grows on the bottom of the pond and causes the algae bloom on the top. The Lake Doctors informed that they can only treat the pond once every 10 days to help reduce slender spike rush otherwise a fish kill could occur. Paul indicated that the pond is looking better, algae bloom seems to be reducing. Paul will continue to monitor. Paul picked up mosquito fish for back pond from County; will pick up another bag for front pond; The Lake Doctors encouraged placing the mosquito fish in ponds.

Negotiation of 2021 Green Bandit contract: Michael and Diana are working together to formulate scope of work. Owner Norman Matthews has volunteered to assist with scope of work.

Fence off of Springvale Drive: The Association is going to see if owner on Orange Point replaces the fence. Fence is between Orange Point owners back yard and County easement area and does not affect the perimeter of Savannah Landings community.

Enforcement Request Form: Manager indicated that if there are enforcement issues, owners should complete an Enforcement Request Form which is located on the Association's website.

5. Owners Comments: Owner questions about alteration application process and ground cover mini-grant from county.

Adjournment

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

Resolve: To adjourn the meeting at 8:05 p.m.



Prepared by Manager on behalf of Secretary