

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting
September 14, 2020 at 7:00PM
Savannah Landings Clubhouse Parking Lot
Meeting Minutes**

1. Call to Order-Certifying of Quorum:

The Annual Membership Meeting was called to order by Vice President Diana Portillo at 7:07 p.m. Directors Carol Galloway, Lillian Gaines and Michael Toomer were also in attendance. Jeana Wynja represented McNeil Management. It was determined that a quorum was established with a total of forty-one (41) lots represented, twenty-four (24) in person and seventeen (17) by proxy.

Proof of Timely Notice:

Proper notice of the meeting was mailed to all owners at least fifteen (15) days in advance. Manager will place the Affidavit of Mailing in the Association files.

Reading of Unapproved Minutes:

Manager presented the 2019 Annual Meeting Minutes dated July 15, 2019.

On Motion: Duly made by Diana Portillo, second by Lillian Gaines and carried unanimously.

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

2. Unfinished Business – None

3. New Business

Community Update:

Diana Portillo presented. A 10x10 plate was added to the exit gate to stabilize it. Street signs were replaced. New flagpole was installed. New manual, How Savannah Landings Works Together, was created. Mini-grants were given by the County for jasmine in the front, message board and deed restricted signage on monument sign. Lillian Gaines was appointed to fill the vacant treasurer position. Michael Toomer and Paul Davis were temporarily appointed to the other two vacant positions until this annual meeting could occur. Lillian Gaines presented a detailed Community Meeting regarding drainage. A Drainage Committee, Neighborhood Watch Committee and a Welcome Committee were formed. Phase 2 of roof replacement occurred. The Board engaged a new Association attorney. CD was engaged. New rust control vendor was engaged. Cleanup of natural debris occurred around the front pond.

Annual Reporting Requirement:

Owners were provided with three options and to choose one via a vote: 1) to conduct an audit regardless of lesser reporting requirements per Florida Statutes; the cost of an audit typically ranges between \$5,000 to \$8,000, 2) to prepare a complete set of reviewed financial statements in accordance with Florida Statutes; the cost of preparing a set of reviewed financial statements typically ranges around \$3,000, and 3) to prepare a report of cash receipts and expenditures in lieu of Florida Statutes annual reporting requirements; a report of cash receipts and expenditures is prepared at no cost.

The owners present and by proxy cast their vote, and the majority chose option #3, to prepare a report of cash receipts and expenditures in lieu of Florida Statutes annual reporting requirements.

Rollover of Funds from 2020 to 2021:

As a formality, the Association's CPA has suggested that the membership document their desire to roll over any excess funds from one year to the next as a precautionary measure to avoid the inadvertent taxation of assessment income. The owners present and by proxy cast their vote, and the majority chose to rollover the funds from year 2020 to 2021.

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Election of Directors:

Manager indicated that two director's terms were expiring. Three owners originally expressed a desire to serve (Paul Davis, Michael Toomer and Carol Kavanaugh). Prior to the start of the Annual Meeting, Carol Kavanaugh asked to be removed from the ballot. Candidates present introduced themselves. Manager opened the floor for additional director nominations. There were no additional nominations from the floor. The floor was closed to nominations.

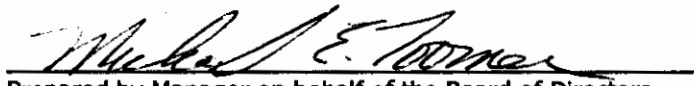
No election held since there were only two vacancies and two nominees. Paul Davis and Michael Toomer are now officially Board directors.

4. **Homeowner Comments:** No further comments.

5. **Adjournment**

On Motion: Duly made by Diana Portillo, second by Lillian Gaines and carried unanimously.

Resolve: To adjourn the meeting at 7:23 p.m.



Prepared by Manager on behalf of the Board of Directors