

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL September 14, 2020 Meeting Minutes

1. Call to Order

The meeting was called to order by Vice President Diana Portillo at 7:30 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Carol Galloway, Lillian Gaines and Michael Toomer 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 August 10, 2020 and August 31, 2020.

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

Resolve: To approve the prior meeting minutes as presented.

2. Management Reports: Manager presented financial reports and management reports.

3. Committee Reports

Pool/Clubhouse/Social: No updates to report.

Neighborhood Watch: Betty Cutting presented. Committee will be meeting soon. Owner concern about leader contacts was addressed.

Gates: No updates to report.

ACC: Helena Kocevar presented. Eight requests were approved. The ACC would like to nominate Mike Hurwitz as a new ACC committee member.

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

Resolve: To approve Mike Hurwitz as a new ACC committee member.

Drainage Committee: Gary Gaines presented. Lillian Gaines presented a drainage presentation to the community on August 27th. The Board requested phase 2 of the drainage committee's plan. Gary will remain on the Drainage Committee and confirmed other committee members: Lillian Gaines, Ferrell Matthews, Dan Wiggins, Michael Toomer, Paul Rosenak and Mary Cuteri.

4. Old Business Items

Ratify sod replacement proposal: Carol presented. The Board was presented with a proposal for sod replacement from Green Bandit for \$4,059. Work has already begun to take advantage of rainy season – free water; ratifying decision.

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

Resolve: To approve the proposal as presented.

Building Door and Painting: Michael presented. Eight doors need to be stripped, primed and painted (single doors). Michael walked with the representative from Sherwin Williams and he

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

recommended paint to be used. The Board engaged three contractors; one of the contractors withdrew. Proposals from two other contractors were presented. OC Painting & Services LLC was the lowest bid at \$240 per door and their online reviews were positive.

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

Resolve: To approve the proposal as presented.

2021 Landscaping contract: Michael presented. Two proposals have been obtained and will possibly engage one more vendor for a proposal. Discussed that palm trees on private property needs to be removed from landscaping contract. Discussion occurred regarding substantial weeds in sod and Green Bandit's responsibility to mitigate. Michael will have more details at next month's board meeting.

6. New Business Items

Officer Positions: The Board discussed and determined the following officer position: Michael Toomer-President, Paul Davis-Vice President, Lillian Gaines-Treasurer, Carol Galloway-Secretary, and Diana Portillo-Director.

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

Resolve: To approve the officer positions as presented.

Preservation of Covenants & Restrictions (MRTA): Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA). Manager indicated that the Association's documents were recorded 13 years ago so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 25-year mark.

Cleanout of storm drains (proposal): Proposal from Bay Area Environmental was presented. Board would like to obtain a second proposal from FCS. Decision tabled until proposal from FCS is received.

Possible collapsed sewer drain between buildings 3 & 4: Manager will engage a site contractor to investigate.

Site survey (proposal): Manager engaged GeoPoint Surveying for a proposal and explained the two options to the Board: 1) LiDar Map for \$8,500 – detailed drone survey of entire community, and 2) Rough Grade Stakes as needed – surveyors would come on site and only survey areas as instructed by the Board - \$2,900. Manager indicated that Landmark Engineerings proposal from one year ago for a site survey was between \$7,000-\$10,000. The Board would like to provide the site survey to owners when notices are mailed regarding grading concerns. The Association's attorney and engineer have both indicated that the site survey is the best next step. The Association's attorney has indicated that yes, the Association can pay for the site survey for the entire community.

A walk of the entire community occurred on Friday, September 4, 2020 with Scott Gilner with Kimley Horn Engineering, Lillian Gaines, Diana Portillo, Gary Gaines, Susan Martin and Jeana Wynja. It was communicated that many of the grading/drainage issues are self-inflicted caused by lanai installations and owner-installed landscaping. Tree removal in the berm area was a positive improvement to help, but there are significant grading issues on owners lots that need to be cured. The site survey is the first step toward owners resolving their grading issues.

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

On Motion: Duly made by Carol, second by Diana and carried forward by Lillian. Michael voted no and indicated that roof replacement and painting projects are priority.

Resolve: To approve the proposal as presented.


SWFWMD Meeting: Manager placed call with SWFWMD to see if they would be willing to come on site to evaluate storm drain and collapsed drain situation.

Owners Comments: Owner inquired about the type of paint used on buildings; manager will provide to owner.

Adjournment

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

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


Prepared by Manager on behalf of Secretary