

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting 3604 Grand Magnolia Place, Valrico, FL November 9, 2020 Meeting Minutes

1. Call to Order

The meeting was called to order by President Michael Toomer at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Paul Davis, Lillian Gaines, Carol Galloway and Diana Portillo 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 October 12, 2020.

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

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

2. Management Reports: Manager presented financial reports and management reports. Manager informed Board that the survey team is keeping an eye on sidewalk mitigation efforts. The process must be followed equally when communicating with owners. Regarding sidewalk repairs, the Board will evaluate at end of January-2021 if owners who have communicated have followed thru on mitigation efforts. For those who have not communicated, then additional notice will be mailed and will be placed on violation list thereafter.

3. Committee Reports

Pool/Clubhouse/Social: No updates to report.

Neighborhood Watch: Betty Cutting presented. The Committee has not met due to COVID. The fire department non-emergency phone number is (813) 681-4422. The Committee is hoping to obtain magnets with important numbers.

Gates: Diana reported that touchup needs to be performed on the gate; manager will coordinate.

ACC: Helena Kocevar presented. Eight requests were approved including installation of bottle brush trees, sidewalk edging and windowsill repair.

Drainage Committee: Gary Gaines presented. Reviewed topographic survey from GeoPoint. Significant changes in elevation have occurred since original survey when the community was established, as much as one foot in elevation or more. Committee will meet in November. Gary will present a visual at the next board meeting. Manager will engage site contractors for solution proposals to fix issues, and to inquire about cost to compare/contrast original and new site surveys; if cost is significant, then Gary has volunteered to compare both. Gary further spoke of areas of concern and will present more information at the December board meeting.

4. Old Business Items

Door painting: Completed.

GeoPoint Topographic Survey: Completed.

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2021 Roof Replacement: Finalized contract was signed per scope approved at the November meeting. Manager to prepare mailing to owners about the project to begin in January 2021.

2021 Landscaping contract: Michael presented. Three proposals were received – Green Team, Green Bandit and Next Level. The Board discussed and decided to terminate service with Green Bandit and to transition to Green Team because they offered replacement of bad sod at no extra cost, reduced pricing on annuals, and filling of rust control tank (for a nominal fee). Conditional termination of Suncoast Rust Control may occur however Board wishes to engage Green Team regarding mitigation of rust stains on cement surfaces if they occur.

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

Resolve: To terminate service with Green Bandit effective December 31, 2020 and to approve the proposal from Green Team for a base price of \$66,200 per year. Conditional termination of Suncoast Rust Control based upon conversation with Green Team on mitigation efforts performed if rust staining occurs on cement surfaces.

Camera scoping drains: Olin Plumbing submitted a proposal to camera scope drains for \$370 the first hour and \$225 each additional hour. The Board decided to table at this time to see if the clean-out of the front pond outfall structure by The Lake Doctors improves flow. Michael stated that on each side of the outfall there is a skimmer box that prevents branches and large debris from going into the outfall. This area was full of pine needles and leaf debris and was restricting water flow to the actual outfall.

Tree trimming: Owners reported tree blocking a streetlight, limbs touching several roofs, limbs hanging over several fences, and tree behind clubhouse needs to be removed. Proposal will be obtained from Southern Environmental. Board suggested that trimming should be addressed before roof replacement occurs in January.

6. New Business Items

Mailbox Cleaning: Three proposals were reviewed for cleaning and/or cleaning/replacement of boxes. Paul and Carol will work together to assess mailbox condition and to come up with counts for replacement.

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

Resolve: To approve mailbox/post cleaning and repair up to \$1,250 after Paul/Carol determine scope of work.

Mulch: Completed.

2021 Mini Grant: Lillian presented. Hillsborough County offers a mini grant up to \$5,000. Criteria must be met; deadline to submit application is the beginning of December. The board is considering submitting application for low flow irrigation lines, ground cover on entrance side of gate and surveillance cameras. All are in agreement to move forward with the mini grant application process.

Owners Comments: Owner concern regarding drain installed by neighbor between homes; manager informed owner that Architectural Committee approved work to be performed based upon information submitted; advised owner that situation is a neighbor to neighbor dispute. Another owner presented idea of eventually installing sod where mulch exists in area before you reach exit gate next front pond.

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Adjournment

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

Resolve: To adjourn the meeting at 8:35 p.m.



Prepared by Manager on behalf of Secretary