

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

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

1. Call to Order

The meeting was called to order by President Michael Toomer at 7:05 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Paul Davis, Lillian Gaines and Carol Galloway were present in person, and Diana Portillo was present via telephone. 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 November 9, 2020.

On Motion: Duly made by Carol, second by Lillian 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 explained why Landscaping category-spending was over for the year; Dec-2019 and Jan-2020 maintenance invoices were both paid in Jan-2020. Two sidewalks still need to be fixed; one owner responded that sidewalk would be fixed by the end of January-2021 and the other indicated soon. The Board would like to send a final notice to Unit ID 5132 since a definitive timeline was not provided. Manager indicated that the 2021 Roof Replacement Notice was mailed on November 17, 2021 and the 2021 Assessment Notice was mailed on November 30, 2020.

3. Committee Reports

Pool/Clubhouse/Social: Diana Portillo presented. Holiday wreaths were hung on the gates. There will be no holiday party this year.

Neighborhood Watch: Betty Cutting indicated that there are no updates at this time.

Gates: The front gate was touched up. Manager to make sure that American Access coordinates PM services with Paul Rosenak.

ACC: Helena Kocevar presented. No applications submitted. Helena has submitted her resignation from the ACC Committee and as ACC Chairperson, effective December 14, 2020. The Board has accepted her resignation and manager will place resignation in the Association's file. The Board thanked Helena for her 15 years of service. The remaining ACC members will select a new chairperson.

Drainage Committee: Gary Gaines presented. He will touch base with Robb from Finn Outdoors and will present information at next month's board meeting (if information is received).

4. Old Business Items

Rust Control: Michael Toomer presented. The Board has decided to continue with Suncoast Rust Control for service, given the fact that cleaning of rust stains is included in their price. Michael indicated that the new landscaper, The Green Team, offers a service to add chemicals to the rust prevention tank, but cleaning is not included. Also, owner Mike Hurwitz indicated that previously Yellowstone Landscaping managed the rust prevention tank, however they would take shortcuts with the solution. Mike Hurwitz also stated that during the last cleaning by Suncoast, that chemicals affected grass along cement edges but quickly came back.

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Tree Trimming/Removal: Southern Environmental has been engaged to perform the following: prune multiple sites in common area and limbs over roofs; remove tree near clubhouse. Work will be completed before December 25, 2020 in preparation for roof replacement to begin early January.

2021 Hillsborough County Mini-Grant: Lillian Gaines presented. The process to complete the mini grant was lengthy but has been completed. The County offers up to \$5,000 for mini grants. The Association's mini grant was submitted for \$4,808 for cameras at the front gate. Lillian indicated that the Association is not locked into using the same vendor for which the mini grant was submitted. If approved, the camera system hardware will exist in the clubhouse. The Association could potentially add cameras to the clubhouse in the future since the equipment will already be located there. The County will inform the Association in mid-late January 2021 regarding the status of the mini grant. Lillian also indicated that the County offers a separate irrigation grant for up to \$2,500.

6. New Business Items

Amazon Codeless Entry at Gate: Jacob Boyer from DLVR, third-party to Amazon presented codeless entry information for Amazon drivers and third-party drivers. If the Board permits, DLVR would install a fob into the community's access control system in order to allow the codeless entry. The Board decided to engage the Association's gate vendor to see if they have heard about the feature and if they should pursue.

Mailboxes: Paul Davis presented. Mailboxes were cleaned by Wright Way Power Washing and look great. Manager ordered mailbox numbers from Creative Mailbox per list provided by Carol Galloway.

Dead Shrub Observations and Landscaping: Carol Galloway presented. Manager will reach out to The Green Team to make observations of dead shrubs in the front and side yards only, and to send manager list on a monthly basis so that notices can be sent to owners.

Carol asked if Green Bandit had cleaned up the debris left by TECO and manager indicated request was sent to Green Bandit.

Unit ID 5162 removed a tree and shrubs when they moved in November-2020. Board would like a notice sent to the owner regarding unapproved alteration.

Outfall Structure / Drainage and Erosion Improvements: Michael Toomer presented. He met with Mike Kelley from Point Drainage & Erosion. The outfall structure needs to be cleaned out before rainy season. The Board would like to consider the proposal again at the March-2021 board meeting.

Mike Kelley indicated on the proposal that if not mitigated, water will short circuit the outfall structure during a rain event and shoot downstream, which could cause erosion or other problems for downstream neighbors. He also stated that little clearance between the bottom of the baffles and the crest of the overflow weir and the pathway could become blocked permanently if not mitigated soon. The result would be the pond would not restore its Normal Pool, the elevation for which it was designed. At the higher elevation the pond will not treat the inflow of "semi-polluted" runoff. Restoration of the open area beneath the baffles will allow the pond to perform its intended water quality treatment function.

Owners Comments: Owner asked about timeline to complete roof replacement for a building; board indicated 3-unit buildings/3 days and 4-unit buildings/4 days. Owner asked about when their building would be started; manager indicated that a door hanger would be placed a few days (or a week) before

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by Shingle Masters. Speeding has been observed in the community; manager indicated that if owners know where the speeders live, then the Association can send a notice.

The Board would like to change the residential and vendor gate codes. Manager indicated that new gate codes will be generated, and a notice will be sent to all owners informing them of the change.

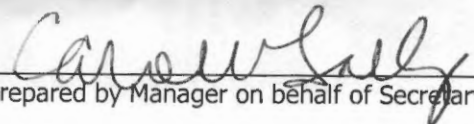
On Motion: Duly made by Paul, second by Lillian and carried unanimously.

Resolve: To change the gate codes.

Adjournment

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

Resolve: To adjourn the meeting at 8:42 p.m.


Prepared by Manager on behalf of Secretary