

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Virtual Meeting Via Zoom January 11, 2021 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.

Approval of Minutes: The Board reviewed the prior board meeting minutes dated December 14, 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.

Financial reporting: Florida Statutes 720.303(7) indicates that owners must be notified in writing within 120 days after the end of the fiscal year, that a copy of the annual financial report is available upon request. A postcard will be mailed to each owner in the beginning of April, informing them about the process to which they can obtain the annual financial report. This reporting requirement will become an additional annual expense to the Association. The manager indicated that the current cost to send a postcard is \$0.70 per lot.

3. Committee Reports

Pool/Clubhouse/Social: Diana Portillo presented. No social activities scheduled due to COVID-19.

Neighborhood Watch: Betty Cutting presented. No HCSO-Neighborhood Watch meetings held due to COVID-19.

Gates: Code change occurred. A letter regarding Association reminders and gates code changes was mailed to all owners on December 16, 2020.

ACC: Cathy Simons presented. ACC meeting held on January 4, 2021. Only 1 application was received and approved. Cathy extended another thank you to Helena for her service to the ACC.

Drainage Committee: Updates below under Topographical survey.

4. Old Business Items

Topographical survey: Detailed topographical survey has been completed by GeoPoint Surveying. Contractor Finn Outdoors, recommended by Kimley-Horn Engineering, stated that it would be difficult to complete work if not done community wide and performing individually would be challenging. Michael Toomer indicated that the Association's attorney has stated that it is okay for the Association to engage/pay for a topographical survey, which has been completed for \$8,500, and then to make the survey available to owners to provide to their contractor to assess grading and mitigate grading issues on owner's lots. Michael further indicated that if the Association mitigated the grading on owner's lots, and if grading improvements did not work then that could open Association up to liability risk. Lillian indicated that when the previous Board stripped the berm that that altered the grading.

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The Board discussed to send a notice to owners that topographical survey is available to owners for their use, upon request.

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

Resolve: To send owners a postcard letting them know that the topographical survey is available upon request.

Tree Trimming/Removal: Completed by Southern Environmental.

Roof Replacement: In process. Two buildings have been completed. Repairs made were significant for both buildings.

2021 Hillsborough County Mini-Grant: Lillian Gaines presented. The Association should hear about approval of the mini-grant in mid-late January and will hopefully have an update for the Association at the February board meeting.

Outfall structure cleaning: Discussion tabled to March-2021 board meeting.

6. New Business Items

Speed bumps: Proposal pending from Parking Lot Services. The Board will review the proposal at the next meeting.

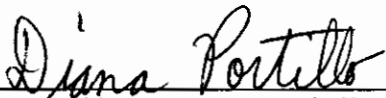
Water shut off valves: A notice was mailed to owners a few years ago about a scheduled water shut off event so that owners could either get a shut off valve installed at their unit or to fix valve stems that are broken. The Board agreed to have another scheduled water shut off event for beginning of March, after roof replacement is completed.

Owners Comments: Owner stated that water was not working last week for a duration of time; manager indicated that an owner within the community had a water emergency that had to be taken care of. Owner asked that an email blast is sent when water shut off events occur in future.

Adjournment

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

Resolve: To adjourn the meeting at 8:08 p.m.



Prepared by Manager on behalf of Secretary