

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
February 8, 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, and Diana Portillo were also present in person, and Carol Galloway 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 January 11, 2021.

On Motion: Duly made by Paul, second by Diana 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.

3. Committee Reports

Pool/Clubhouse/Social: Per Diana Portillo, nothing to report. Manager indicated that men's restroom sink is leaking slowly; Diana will evaluate.

Neighborhood Watch: Per Betty Cutting, nothing to report.

Gates: Paul Rosenak informed manager that metal fence on top of half wall is loose. Michael to review and capture photos.

ACC: Manager presented on behalf of Cathy Simons. ACC prepared minutes for the February 1, 2021 meeting; minutes will be filed in the Association's records. Four applications were received; 3 approved and 1 placed on hold for more information. The Board approved appointment of 3 new Architectural Committee members: Betty Cutting, Faye Peavyhouse and Gary Gaines.

Drainage Committee: Per Gary Gaines, nothing to report.

4. Old Business Items

2021 Roof Replacement: Punch list items are being completed this week by Shingle Masters. The Association is awaiting the final invoice. A total of 37 solartubes were replaced; owners checks were deposited. Only 1 owner's check was returned to owner as solartubes in roof were installed in 2020 and did not need to be replaced with roof replacement.

2021 Hillsborough County Mini-Grant: Lillian Gaines presented. The Association was approved for the 2021 mini-grant for cameras at the gate. A virtual meeting will need to occur with the County, a letter of understanding will need to be signed, and 2 reports must be submitted by the Association in April and July. Paul volunteered to work with the camera vendor for installation. Cameras will be located on both sides of the gate.

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

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Speed bumps: The Board reviewed the proposal from Parking Lots Services. Manager indicated to Board that numerous owners have called with their displeasure with the idea. The Board does not want to pursue speed bumps. The Board also indicated that they do not wish to change the speed limit signs.

6. New Business Items

Landscaping discussion: The Board discussed that they would like to see annuals planted 3 times per year instead of perennials year-round at the front entry. They would also like poinsettias to occur during the holiday season.

On Motion: Duly made by Paul, second by Michael and carried forward by Carol and Diana.

Resolve: To approve planting of annuals 3 times per year and poinsettias during the holidays.

Michael stated that he reached out to Bloomingdale Taxing District to inquire about annuals at each monument wall for a fee; he is awaiting a response from a representative.

The Board discussed changing How Savannah Landings Works Together to better align with the Declaration regarding landscaping responsibilities. Lillian and Paul will work together to review and edit. Lillian inquired why landscaping improvements have not been made to the entrance side (without ground cover). The Board discussed and will put on 2022 budget radar.

Managers Comments: Notice about availability of the topographical survey and the water shut off event was mailed to all owners on January 14, 2021. Conyers Plumbing will rebuild packing gland on March 3rd during water shut off event to fix a slow leak on the water main. Manager waiting to hear back from EPC regarding how mitigation of Brazilian Peppers can occur in front pond and will then send scope of work to landscaper for a proposal. Cap on column has been replaced. Manager suggested that the process for water shut off events should be incorporated in How Savannah Landings Works Together document.

Owners Comments: Owner asked about process for sending notices for unleashed dogs observed; manager asked owner to send an Enforcement Request Form with information so that a notice can be mailed. Owner asked about mini-grant for landscaping; Lillian indicated that she did not have enough information to pursue a mini-grant for landscaping. Owner asked about fascia cleaning; Lillian added that fascia on backs of homes is bad; Board had indicated several years ago when roof replacement started to hold off on sending notices for stained fascia. Owner asked if the gates can be closed on the weekends during 2022 roof replacement; Board will address with Shingle Masters.

Adjournment

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

Resolve: To adjourn the meeting at 8:41 p.m.


Prepared by Manager on behalf of Secretary