

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
March 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, Carol Galloway and Diana Portillo were also present therefore a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes: The Board reviewed the prior board meeting minutes dated February 8, 2021.

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.

3. Committee Reports

Pool/Clubhouse/Social: Per Diana Portillo, men's restroom faucet was repaired. Sofa in clubhouse looks bad and needs to be replaced; tabled until Board can find a free or inexpensive sofa.

Neighborhood Watch: Per Betty Cutting, nothing to report.

Gates: Board would like handyman Kevin to tighten up the bolts on the half-fence on the wall; manager to coordinate.

ACC / Landscaping: Cathy Simons presented. She thanked the Board for allowing more committee members to join. ACC prepared minutes for the March 1, 2021 meeting; minutes will be filed in the Association's records. Six applications were received and approved. Question: What is the ACC's role pertaining to landscaping? Board and ACC Committee spoke and determined the following: 1) a couple of ACC members to walk monthly with the landscaper; 2) ACC will advise regarding changes to common areas needed; 3) ACC to instruct landscapers to remove dead shrubs when observed; 4) ACC to ensure that landscapers are performing work per the scope of work of contract. Monthly meetings with the landscapers and ACC will be setup soon.

Drainage Committee: Board decided to dissolve the committee.

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

Resolve: To dissolve the Drainage Committee.

4. Old Business Items

Outfall Structure: Proposal for Drainage and Erosion Improvements from Point Drainage: The Board reviewed the proposal for \$5,500. Lillian commented desire to see more quotes with guarantee to fix, as well as approval from SWFWMD for work to be done by contractor. Manager indicated that CES Engineering has not been as reliable as in the past, and Diana indicated that she does not wish to use CES Engineering going forward. Manager stated that if anyone has a suggested vendor, to provide me with information and will engage. Owner will solicit for potential vendors from someone she knows in the industry. Another owner stated that SWFWMD will not come out, SWFWMD

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inspections are done every 3-5 years and an engineer, such as Point Drainage, would perform repairs on SWFWMD permit punch list.

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

Resolve: To try and engage another vendor for a proposal; otherwise approve proposal from Point Drainage as presented.

Aeration maintenance proposal: The board reviewed proposal from The Lake Doctors for preventative maintenance service for \$1,611.23 to aerators in front and back ponds.

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

Resolve: To approve the proposal from The Lake Doctors as presented.

2021 Hillsborough County Mini-Grant: Lillian Gaines presented. Meeting with vendor this week.

6. New Business Items

Landscaping concerns: Michael Toomer presented. Walked with The Green Team last week and received clarification: 1) address weeds in cracks/sidewalk joints, 2) improve blowing hard surfaces, 3) improve soft edging, 4) consistency with schedule (Thursdays). Some Board discussed concerns that The Green Teams level of service is not what was expected, while other Board members stated to give them a chance to improve.

Staining on backs of homes: Owners encouraged to submit an Enforcement Request Form to management when staining on backs of homes is observed. Board indicated desire to get building painting back on schedule in 2022 to help resolve this issue.

Cleanup Brazilian peppers – front pond (proposal): The Board reviewed proposal from The Green Team to cut down Brazilian pepper trees at base in island/front pond and treat stumps with herbicide. All branches/debris to be removed. Proposal was for \$625.

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

Resolve: To approve the proposal as presented.

Half wall – stabilize fence (proposal): Board reviewed proposal from Cornerstone Solutions Group. Board determined to engage handyman Kevin Johnson to secure the bolts accordingly.

Trimming of grand oak near front pond: Owner would like permission from Board to engage a vendor and independently pay a vendor to trim the tree. Board determined that owner may proceed as long as vendor provides an updated certificate of insurance to the Association before the work is performed.

Managers Comments: Wind mitigations and warranties will be mailed out soon to owners who received roof replacement this year. Manager emailed Southern Environmental regarding stain on road near the clubhouse; awaiting response to clean. Water shut-off event on March 3, 2021 went well.

Owners Comments: Owner commented that crepe myrtle still not trimmed; Board indicated that it will take some time for The Green Team to get into a routine. Owner complimented that she now has grass in her back yard where it did not exist before. Owner asked about drainage plan; Board indicated that plan is available for viewing in the clubhouse. Owner asked about reimbursement of solar tubes; manager indicated that only 1 owner received reimbursement; all other owners had solartubes replaced and checks were deposited. Owner asked if a young gentlemen/owner could organize a small exercise

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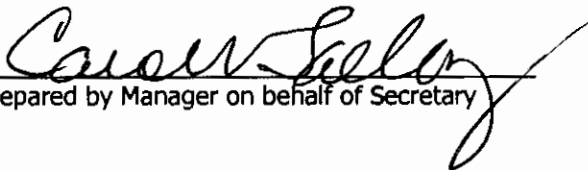
group; manager to check with the Association's insurance broker regarding risk. Front annuals were discussed – 3 annuals and 1 poinsettias rotation.

The Board agreed to review the following at the next meeting: modifications to the landscaping section in "How Savannah Landings Works Together" and 2021 door painting.

Adjournment

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

Resolve: To adjourn the meeting at 8:39 p.m.


Prepared by Manager on behalf of Secretary