

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
April 12, 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 March 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: Sofa replacement tabled. Manager indicated that County Health Department inspected the pool and everything passed inspection. Owner asked if HOA can plan a social event for July; Clubhouse committee to look into.

Neighborhood Watch: Per Betty Cutting, planning a meeting in May. Volunteers needed. In process of updating information. Betty extended a thank you to Brenda Tucker for assisting with the updates.

Gates: Obtaining quote for repainting gold finials from OC Painting.

ACC / Landscaping: Cathy Simons presented. Three applications approved and minutes submitted. Walk-thru with the landscapers will occur the 1st Wednesday of each month beginning at 9am. Landscapers are working on trimming overgrown bushes. Reminder to owners to submit an Alteration Application and gain approval before making any improvements.

4. Old Business Items

Outfall Structure: Proposal for Drainage and Erosion Improvements from Point Drainage: Work to begin April 21st.

2021 Hillsborough County Mini-Grant: Lillian Gaines presented. Vendor meeting occurred. Detailed specifications received for camera and recorder. Discussion regarding pole location. Manager to send Board map of property ownership. Lillian reviewed mini-grant timeline.

2021 Roof Replacement: Completed.

Brazilian Peppers – front pond: Board communicated with landscaper regarding some plants missed; landscaper to address.

Half Wall – fence: Tightened/completed.

Grand Oak trimming – front pond area: Completed and paid for by an anonymous owner.

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Stain on road by clubhouse: The Board clarified which owner was having work performed by vendor when vendor's truck left stain. Owner will be contacted.

Exercise class: Owner inquired if they could conduct exercise class for a fee. Board indicated no to collecting money from owners. Board was informed that owner is not going to conduct classes.

6. New Business Items

Review landscaping section "How Savannah Landings Works Together": The Board reviewed proposed sections to be edited on pages 4 and 5. Changes will be made, document will be re-recorded via the Association's attorney, and edits will be mailed out to owners after document is recorded. The Board clarified that HOA's landscaper will assess/remove dead shrub(s). Owner has the option to replace or not replace the dead shrub(s). Document also clarifies that if funds are available then the HOA may replace landscaping. Board discussed 2021 Landscaping Improvement budget, \$6,600 remaining for the year. The Board discussed a possible cap on shrub replacement for \$2,500.

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

Resolve: To approve the changes to the document as presented.

2021 Door Painting: Paul and Michael to evaluate. The door at 1108 SLA has started to bubble again after being stripped/painted. Will be added to list.

Pressure wash: Manager inquired with board regarding pressure washing of vinyl fence around entire property (interior only) and entry north/south walls to community (front/back/tops). Manager indicated that TEK Enterprises was used in February-2019 for \$2,100. Paul indicated that he will secure proposals from other vendors. Owners indicated that pool furniture and clubhouse rocking chairs should be added to SOW. Owner recommended vendor Nozzle Nose.

Owners Comments: Owner concern regarding trees on another owner's lot that look like they are about to fall down; manager to communicate with the owner. An owner's daughter attended the meeting regarding tenant's loose dog; manager to send daughter photos taken by another owner. Owner asked if forms on website can be fillable; manager to inquire with IT manager (Doug). Owner asked if irrigation can be discussed at the next board meeting (drip lines excessive and some over 20 years old). Owner asked if a community event can be planned for July; Clubhouse team to research.

Adjournment

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

Resolve: To adjourn the meeting at 8:34 p.m.


Prepared by Manager on behalf of Secretary