

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
May 10, 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 April 12, 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. The Board would like to move forward to the next step to resolve violations for Unit ID # 5132.

## 3. Committee Reports

**Pool/Clubhouse/Social:** Diana will shop for replacement sofa. Hot dog social event to be held July 24, 2021 from 4-6pm at the clubhouse. More information to come. All are welcome to attend.

**Neighborhood Watch:** Betty Cutting presented. Meeting occurred on April 28<sup>th</sup>. In need of more volunteers. Forming new emergency list for owners. Betty explained how to allow visitors into the gate by pressing 9 on your cell phone when the visitor calls from the call box.

**Gates:** Latch needs to be replaced on pedestrian gate. Michael to send photo to manager.

**ACC / Landscaping:** Cathy Simons presented. Three applications submitted; 2 were approved and 1 was denied. ACC minutes submitted and archived in the Association's file. Mike Hurwitz provided update regarding irrigation. At this time, all owners are encouraged to hand-water. Mike suggested sinking another well to help with water pressure, however the Board was not in favor of this action at this time. First priority for ACC is to update the irrigation at the north side of the front entry. Mike asked that Suncoast Rust Control visit 2x per month until further notice; manager to communicate with the vendor accordingly.

## 4. Old Business Items

**Outfall Structure - Drainage and Erosion Improvements:** Manager continuing to stay in contact with vendor for update as to when work will be completed; last update, water level was too high.

**2021 Door Painting:** Paul Davis presented. Seventeen doors total to be stripped and painted for \$5,780 by OC Painting. Paul expecting an official proposal from vendor (will include painting of gate finials in gold on proposal). Vendor can start in June. Board to provide the ACC Committee with list so that they can coordinate color selection with owners.

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

**Resolve:** To accept the proposal for \$5,780 plus cost of painting gate finials gold, and for ACC Committee to coordinate door colors with owners.

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**Pressure washing:** Manager to work with Paul Davis regarding scope of work and suggested vendors.

**2021 Hillsborough County Mini-Grant:** Lillian Gaines presented. Lillian is working with the County through the "red-tape". Invoices have been received from the vendor and need adjustment to eliminate the sales tax before the County will issue payment. After invoices are right then work can begin. Everything must be paid for by July 1<sup>st</sup> per mini-grant requirements.

**Brazilian Peppers – front pond:** Owner stated that there appears to be a small area of Brazilian peppers left in area. Manager to advise landscapers.

## 6. New Business Items

**Annual meeting notices:** Manager presented mailings to the Board, 1<sup>st</sup> and 2<sup>nd</sup> notice will be mailed accordingly.

**Fillable forms – Adobe Fill & Sign (free):** App available for free for owners to populate PDF forms online.

**Irrigation and minima jasmine proposals (area outside of entrance gate/north side):** Two proposals were presented from Green Team: 1) Irrigation – add new valve and pipe, fittings, heads, to redo irrigation zone for \$3,178.26, 2) 300 minima jasmine for \$1,500. Both to be paid for out of Landscaping Improvements.

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

**Resolve:** To accept the proposals as presented.

**Internet/wireless in clubhouse:** The Board would like to eliminate the clubhouse phone and only have WiFi. Paul to investigate best pricing with Frontier and Spectrum. Manager indicated that right now the Association is paying about \$70 per month for the clubhouse phone line.

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


**Resolve:** To accept moving forward with eliminating the phone line in the clubhouse and engaging in WiFi in the clubhouse, provided that the cost is under \$100 per month.

**Owners Comments:** Owner called regarding a concern after bats were removed from a home, and now there is a smell coming from the home (Unit ID # 5112); will send owner a nuisance letter to resolve. Other owner concerns regarding irrigation and house painting.

## Adjournment

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

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

  
Prepared by Manager on behalf of Secretary