

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida June 14, 2021 Meeting Minutes

1. Call to Order

The meeting was called to order by Vice President Paul Davis at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members 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 May 10, 2021.

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

Resolve: To waive the reading of the minutes and approve them as presented.

2. Management Reports: Manager presented the financial reports and management reports. Manager informed Board that the following were mailed to all owners: Amendment to How Savannah Landings Works Together was mailed on May 4, 2021 and the First Notice of the Annual Meeting was mailed on May 24, 2021.

3. Committee Reports

Pool/Clubhouse/Social: Diana has indicated that she monitors the garbage can on the pool deck and puts it out to the curb for pickup. New sofa has been purchased and is now in the clubhouse. Hot dog roast will take place July 31, 2021 from 4-6pm at the clubhouse; RSVP details will be communicated to owners. Owner indicated that the trash can is broken inside of the clubhouse hallway and needs to be replaced. Manager indicated that a strap on one of the lounge chairs has snapped; Board indicated that use of chair is not impaired and to wait to fix until more furniture needs fixing (due to cost of only sending 1 vs. many pieces). Pool fence bowing; handyman addressed with owner; fence is 20 years old and is functioning and will eventually need to be replaced. Handyman secured 10 nail heads in drywall on inside of clubhouse. Owners concerned that ceiling immediately outside of clubhouse main doors is sagging; board would like to engage OC Painting to check on this; manager to arrange.

Neighborhood Watch: Betty Cutting presented. Volunteers are needed. The Neighborhood Watch team is working to verify owner information. HCSO conducts a meeting for Neighborhood Watch teams for an exchange of information, and Savannah Landings Neighborhood Watch team will plan to attend their meeting the next time it is conducted. Owners indicated that someone was going around the neighborhood ringing doorbells. Owners were encouraged to call the police if suspicious activity occurs.

Gates: Two repairs were completed (gate was out of alignment, possibly due to someone hitting the gate).

ACC / Landscaping: Cathy Simons presented. Seven applications were received and approved. ACC minutes submitted and archived in the Association's file. ACC proposed to add one more unit (double door) to the project (stripped/painted) this year. ACC also indicated the following paint color changes, which are all Sherwin Williams colors, due to unavailability of former colors. Also, there will be no ACC Meeting in July. Landscaping was discussed and positives (thick/green grass) and negatives (uneven cutting). Lawn mowers observed as going thru community too fast. Paul asked that meeting be arranged with Green Team. Irrigation proposals tabled until after meeting with Greet Team. Mike Hurwitz indicated that Happy Sprinkler was used 8 years ago. Board asked about timeline to start

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

irrigation/ground cover project at entry; manager to inquire. The Board would like a proposal from OC Painting to repaint the walls and ceiling of the main room of the clubhouse; manager to engage vendor.

ADDRESS	Street	# FRONT DOORS	CURRENT COLOR	NEW COLOR
3604	Clubhouse – Grand Magnolia Pl	7	Rockwood Red	Poolhouse
1108	Georgia Trace Ave	1	Ligonier Tan	Hinoki
1112	Georgia Trace Ave	2	Tricorn Black	Tricorn Black
3510	Grand Magnolia Pl.	2	Rockwood Red	Tricorn Black
3604	Savannah Lake Place	2	Rockwood Red	Poolhouse
3606	Savannah Lake Place	2	Rockwood Red	Poolhouse
1108	Savannah Landings Ave	1	Rockwood Red	Jadite
1102	Savannah Landings Ave	1	Rockwood Red	Tricorn Black
1115	Savannah Landings Ave	1	Charcoal Green	Rembrandt Ruby
1116	Savannah Landings Ave	1	Charcoal Green	Jadite

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

Resolve: To approve the new paint colors above and approve project to strip/paint new count of 20 doors total and painting of gold finials on gate.

4. Old Business Items

Rust control tank: Larger tank has been installed from 200 gallons to 300 gallons due to the Association’s increase in irrigation needs recently (was more cost effective to change out tank then to have vendor on site more per month). Owner commented that tank is not level and not getting best use of chemicals; manager to inquire with Suncoast.

Pressure wash proposals: Two proposals were received to pressure wash perimeter fence around community, clubhouse building, clubhouse sidewalks, clubhouse rockers, pool deck, fence around pool deck, pool furniture (hand wash), and entrance/exit to community (walls – interior, exterior and top of walls). Both proposals were competitive in price.

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

Resolve: To accept the proposal from TEK Enterprises for \$2,650.

2021 Hillsborough County Mini-Grant: Lillian Gaines presented. Specifications and pole placement discussed. Installation has begun and vendor is waiting for hardware from the manufacturer. Project is about 85% completed. Board determined that internet is not needed in order to use the cameras, that a wireless transmitter and receiver is being used and Board members can check DVR. Internet would enable phone viewing. System can be expanded if more cameras are needed in the future. Board would like to know if a First Priority Agreement can be setup with ISC; manager to inquire with ISC.

Internet/wireless: Board determined that they are still interested in wifi/internet in clubhouse and would benefit to have access to cameras via their phones as well. Paul will call Spectrum and Frontier regarding a business account. Phone line must be included in service for owners to receive calls from gate to enter their guests when clubhouse is in use.

Outfall erosion-correction work (Point Drainage): Sand has been delivered and work to repair erosion has started. Board would like estimated cost for repair of crack in wall; manager to reach out to Point Drainage for this information.

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

6. New Business Items

Landscaping Improvements around clubhouse: Carol indicated that some enhancements are needed.

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

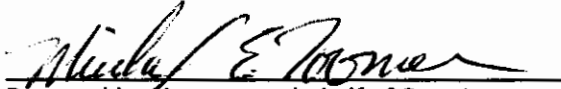
Resolve: To approve spending no more than \$200 for a landscaping enhancement project to clubhouse entryway.

7. Owners Comments: Owner asked if cement donuts can be placed around irrigation heads and color.

Adjournment

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

Resolve: To adjourn the meeting at 8:15 p.m.



Prepared by Manager on behalf of Secretary