

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting
July 12, 2021 at 7:00PM
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, FL
Meeting Minutes**

1. Call to Order-Certifying of Quorum:

The Annual Membership Meeting was called to order by President Michael Toomer at 7:08 p.m. Directors Paul Davis, Lillian Gaines, Carol Galloway and Diana Portillo were also in attendance. Jeana Wynja represented McNeil Management. It was determined that a quorum was established with a total of fifty (50) lots represented, thirty-three (33) in person and seventeen (17) by proxy.

Proof of Timely Notice:

Proper notice of the meeting was mailed to all owners at least fifteen (15) days in advance. Manager will place the Affidavit of Mailing in the Association files.

Reading of Unapproved Minutes:

Manager presented the 2020 Annual Meeting Minutes dated September 14, 2020.

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

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

2. Unfinished Business: None

3. New Business

Community Update:

Michael Toomer presented. Michael extended a "thank you" to Lillian, Diana and Carol for their hard work and service on the board! Drone survey for topographical survey was completed. The Association is currently \$11,000 under budget for the year. Originally scheduled to replace 7 roofs and added 2, therefore a total of 9 roofs were completed in 2021. Five (5) roofs plus the clubhouse are expected to be replaced in 2022. Repairs are currently underway for the outfall in wetland pond. Tree trimming occurred for common area trees. Pressure washing is underway for common elements. Some door painting has already occurred, and 18 more doors are expected to be painted currently. A larger rust tank has been installed. New sofa was purchased for the clubhouse. Irrigation fixed and ground cover to be installed on entrance side outside of the gate. A mini-grant for cameras was approved and cameras have been installed. The Association currently has \$223,000 in reserves and expected to end the year at \$331,000. Michael encouraged the new board to continue to be fiscally conservative.

Annual Reporting Requirement:

Owners were informed that the Florida Statutes standard for financial reporting is based upon the Association's income level for the fiscal year. The Association was presented with two options, to prepare the appropriate financial reporting per Florida Statutes standards or to prepare a statement of receipts and disbursements for free in lieu of Florida Statutes annual financial reporting standards. The owners present decided to engage in preparation of cash receipts and disbursements in lieu of Florida Statutes annual reporting standards.

Rollover of Funds from 2021 to 2022:

As a formality, the Association's CPA has suggested that the membership document their desire to roll over any excess funds from one year to the next as a precautionary measure to avoid the inadvertent taxation of assessment income. The vote was cast and the majority chose to rollover the funds from year 2021 to 2022.

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Election of Directors:

Manager indicated that three director's terms were expiring. Four owners expressed a desire to serve (Betty Cutting, Norman F. Matthews, Deborah Patrias and Brenda Tucker). Candidates present introduced themselves. Manager opened the floor for additional director nominations. There were no additional nominations from the floor. The floor was closed to nominations.

Election was held. Ballots were completed and the following nominees were voted to the Board: Betty Cutting, Norman F. Matthews and Brenda Tucker.

4. **Homeowner Comments:** No further comments.

5. **Adjournment**

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

Resolve: To adjourn the meeting at 7:37 p.m.

APPROVED BY MEMBERSHIP ON 7/11/2022

Prepared by Manager on behalf of the Board of Directors