

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida July 12, 2021 Meeting Minutes

1. Call to Order

The meeting was called to order by President Michael Toomer at 7:41 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Paul Davis, Brenda Tucker, Norman (aka Farrell) Matthews and Betty Cutting 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 June 14, 2021.

On Motion: Duly made by Michael, second by Paul 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. The Board decided that the owner of Unit ID # 5132 will need to compact the ground where the tree was removed, place fill dirt if necessary, grade the area, and place St. Augustine sod prior to the end of September 2021. Management will communicate with owner accordingly.

Officer positions were determined as follows: Michael Toomer-President, Paul Davis-Vice President, Brenda Tucker-Treasurer, Farrell Matthews-Secretary, and Betty Cutting-Director. Farrell has volunteered to take over communication on the message board at front entrance.

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

Resolve: To accept the officer positions as presented.

3. Committee Reports

Pool/Clubhouse/Social: Diana Portillo presented. Owners who have not submitted their RSVP for the Hot Dog Social must do so now so that the committee will know how much food to purchase. Owners should call Diana to RSVP. Pressure washing occurred today at the pool area.

Neighborhood Watch: Betty Cutting presented. Lillian Gaines and Deborah Patrias have volunteered. Betty will conduct a meeting in 1-2 weeks. Betty indicated that there are very specific requirements for sign placement and location.

Gates: Nothing to report.

ACC / Landscaping: Rhonda Toomer presented. There was no ACC meeting this month.

4. Old Business Items

Pressure washing – common elements: Pressure washing started today and will resume on July 19th to completion.

County Mini-Grant: Lillian Gaines presented. Cameras have been installed. Per mini-grant, cameras must only be focused inside of the gate. ISC Security will conduct training for board members on Thursday. Manager will communicate with insurance broker to add the cameras to the insurance policy. Reason for camera installation is to capture video when Association assets are damaged.

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ISC Security – Camera Maintenance Agreement (preferred service): Proposal was presented to the Board. The Board asked if there was a guarantee that vendor would be out within a certain timeline. The Board decided to table discussion and see how system is running for a few months before engaging in a preferred service agreement.

Internet/wireless for cameras/clubhouse: Wifi and new phone line for the clubhouse has been activated by Spectrum. Manager indicated that the Frontier phone line for the clubhouse has been cancelled. Spending for both internet and phone thru Spectrum are a wash compared to phone bill thru Frontier alone.

Camera Policy: Paul and Lillian will work together to formulate a policy for Board to review next month.

2021 Door Painting: Underway by OC Painting.

Irrigation/ground cover improvements – entry gate area: Irrigation improvements have been made; awaiting ground cover installation.

Outfall erosion-correction work (Point Drainage): Crew has been on site this week and work is ongoing. Generator will be delivered for electricity use.

Landscaping improvements around clubhouse: Pending plant and mulch installation.

Paint finials on gate: tabled.

Pool resurfacing: The Board would like updated proposals from vendors; manager to obtain.

6. New Business Items

Clubhouse: Kevin Johnson will be on site on Monday, July 19th to fix the ceiling at exterior entry, re-align the front door, replace all exterior door hardware with bronze (color recommendation by Rhonda Toomer on ACC) and will fix the exterior tube at pool area so that it goes underground rather than (being stepped on continually) above ground. Manager awaiting seamless gutter proposal from Vanguard Systems.

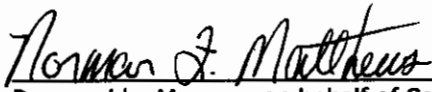
Irrigation: Michael, Paul and Ferrell will work together regarding irrigation needs throughout the community.

7. Owners Comments: Back pond outfall has debris on grate; manager to inform The Lake Doctors. Owner stated that her electricity was used by Point Drainage; manager asked owner to communicate regarding extra electricity that was used. Diana indicated that the HVAC system in clubhouse needs a PM service; manager to obtain proposals from Gulf Coast, Air Masters, Brandon Air and Parkerson's. Nelson asked about grading and water flow between houses; manager to send him a copy of the topographical survey. Michael touched up with paint inside of the clubhouse; owners extended a thank you!

Adjournment

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

Resolve: To adjourn the meeting at 8:56 p.m.



Prepared by Manager on behalf of Secretary