

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
August 9, 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, Brenda Tucker, 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 July 12, 2021.

On Motion: Duly made by Michael, second by Farrell 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 indicated increase in The Lake Doctors monthly service from \$332 to \$350.

3. Committee Reports

Pool/Clubhouse/Social: Diana Portillo presented. Hot dog social was well attended (60 owners). Manager indicated that the pool pump motor failed and was replaced; useful life is about 2 years for a commercial pump motor; the pump was 3 years old. Manager indicated that janitorial staff changes air filters every other month. Exterior door hardware was replaced on the clubhouse. Ceiling at outside front entry was repaired. Manager informed that clubhouse windows need cleaning; the Board would like manager to inquire with janitorial; board indicated that building was just pressure washed so outside windows should be clean. Manager stated that Handyman Kevin Johnson will be on site on Tuesday, August 10th to look at outside lights at clubhouse, and to take care of other items. Owner commented that clubhouse pillars need attention (edges rusting).

HVAC PM Service: The Board decided to engage Gulf Coast Air since they installed new unit. Manager to engage for a one-time service (not a contract).

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

Resolve: To approve using Gulf Coast Air for a one-time PM service.

Seamless gutters – front of clubhouse: Board was presented with a proposal from Vanguard Building Solutions for \$588 to install 6" seamless gutter to front of the building and tie into existing gutter on each side, and to install leaf guards to front gutter. The Board would like more information. What is the brand of the leaf guards? What is the size of the proposed downspouts? Is the gutter proposed for full length of front of building? Manager to inquire with vendor.

Pool resurfacing: The Board received 2 proposals, one from Pinch-A-Penny and the other from Advanced Pools. The Board only requested proposals for costs at this time and will assess best time for resurfacing to occur. An owner suggested that event occur in the wintertime. Board would like to know warranty information from each vendor (what is covered and for how long). Five owners asked about transitioning the pool from chlorine to salt; Gary Gaines used to work in industry and commented that salt would be a good transition.

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Neighborhood Watch: Betty Cutting presented. Meeting held about 2 weeks ago. Working on updating list. Still need volunteers and/or someone to take over the committee. Teens observed as accessing the community under vehicle gates, and then ringing doorbells.

Gates & Cameras: Nothing to report.

ACC, Landscaping & Irrigation: Manager presented. One alteration application was reviewed and approved. ACC minutes will be archived. Bay Area Well & Pump was on site to test the well; irrigation team will monitor for next couple of months and will drain as often as on site; may need to have new well dug; TBD. If owner's lot near the well needs to be pressure washed due to dirt from well-draining getting cement surfaces dirty, Association will assist owner with that event. Ground cover has been installed at the front (entry side). Mike Hurwitz indicated that a lot of cement surfaces were missed during recent rust cleaning event by Suncoast Rust Control; manager to inquire. Farrell suggested Rust-Away from Home Depot to owners.

4. Old Business Items

Camera Policy: Tabled to next month.

County Mini-Grant: Letter was mailed to the BOCC on July 20, 2021.

Outfall erosion-correction work (Point Drainage): Michael and Farrell to communicate with Mike Kelley w/Point Drainage regarding timeline to complete. Weather, staffing and health issues have been working against the vendor regarding completion timeline. Concern regarding tree, and vendor assured that tree will be okay once area is filled in.

2021 Door Painting: Paul presented. One door will be redone in October due to heat not allowing paint to adhere properly; painter to speak with Sherwin Williams representative regarding solutions to this door as well. Another owner's door hardware was damaged and painter will pay for it. Deposit check was sent to vendor in June-2021.

Pressure wash event: Manager to inquire with TEK Enterprises regarding completion of pressure washing event. Manager suggested that the next pressure washing event occur in the springtime; Farrell agreed and suggested end of April/beginning of May. Kevin Johnson put new sand down around pool deck pavers. Owner suggested using a weak bleach solution next time instead of pressure washing the pool deck if that will help to keep sand in place between pavers.

Camera training: Completed.

Landscaping improvements around clubhouse: Completed.

Paint finials on gate: tabled.

Irrigation improvement proposals: Two proposals from Your Green Team dated June 9, 2021 were tabled.

6. New Business Items

Bench – front pond: Brenda Tucker presented packet of information from previous Special Member Meeting held December 2, 2019. Betty stated that membership decides regarding capital improvements not Board, and 66% of members must vote yes for capital improvements and would like to seek legal opinion from Association's attorney. Paul indicated that the bench and chairs currently

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existing are not capital improvements because Association was not asked to spend money on fixtures and does not wish to spend money for a legal opinion. Board discussed usability of the common area, dog walkers frequenting the area, mowing occurrences to keep area as usable common area. Owner comment that area was originally designated by developer to become location of tennis courts. Another owner inquired about Association liability and Board indicated that the Association has general liability insurance. Bench is chained down and came recommended that chairs get secured by a chain too.

On Motion: Duly made by Paul, second by Farrell and carried forward by Michael. No vote from Brenda. Abstain from voting by Betty.

Resolve: To allow bench and chairs to remain in common area in front of front pond area and for owner to chain down the chairs.

Parking at Clubhouse: Discussion tabled.

7. Owners Comments: Holiday decorations (mailboxes and vehicle gates). Decorations were old and disposed of. Diana/Carol will look into pricing for wreaths for vehicle gates. No new decorations will be purchased this year for mailboxes; the board will revisit in 2022. Fence slat repair needed behind 3520 Grand Magnolia Place; manager to communicate with handyman.

Adjournment

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

Resolve: To adjourn the meeting at 8:27 p.m.



Prepared by Manager on behalf of Secretary