

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida September 13, 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 August 9, 2021.

On Motion: Duly made by Paul, second by Betty 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. Journal entry change will be made for payment of the two Point Drainage invoices totaling \$5,150. Funds will be moved from Reserves to Operating (Miscellaneous) to adjust entry.

Going forward, the Board has decided to engage attorney Anne Malley instead of Glausier Knight Jones as the Association's attorney of record.

On Motion: Duly made by Betty, second by Brenda and carried unanimously.

Resolve: To engage attorney Anne Malley as the attorney of record.

The Board would like to obtain a legal opinion from Anne Malley regarding the Association's recourse regarding collection of owners insurance certificates and reimbursables of money expended by the Association to secure owners certificate and/or force placed insurance.

3. Committee Reports

Neighborhood Watch: Betty presented. Association is still in need of volunteers.

Gates/Cameras: All in working order.

Pool, Clubhouse & Social:

Underground drain: Manager to communicate with handyman regarding date to install.

Holiday wreaths: Pending pricing (Carol Galloway/Diana Portillo).

Window cleaning: Waiting for pricing from A Hand in Time.

Exterior lighting: Farrell to look into why exterior lights continue to trip.

Pillars-edges rusting: Board would like Shingle Masters stucco person to fix at roof replacement.

HVAC PM Service: Completed.

Drip line: Re-routing needed so that flooding does not occur in building if drip line malfunctions. Farrell to advise on solution to hard pipe.

Seamless gutters: Proposal from Vanguard presented to the Board for seamless gutters \$588.

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

Resolve: To not move forward w/seamless gutters; install edging around bed edges instead.

Pool resurfacing: Tabled to January 2022.

Pool conversion to salt water: Tabled to January 2022.

Clock: Outdoor clock for the pool area is being purchased and will be installed.

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Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on September 7th were presented; 2 applications submitted and approved. The ACC would like to add a new member, Deborah Patrias.

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

Resolve: To accept Deborah Patrias as a new member of the ACC.

Landscaping requests: The landscaping group email has been reduced to 3: Betty Cutting, Cathy Simons and Farrell Matthews. A process has been established where the manager will send all requests to this group, and the group leader (Cathy) will advise the manager how to proceed (if owner or Association is responsible). If Association, then manager will send landscaper 1 email per week, on Tuesdays, with all requests.

Well pump: All appears to be in working order.

Rust control cleaning: Completed.

Two irrigation proposals dated 6/9/21: Rewire for \$3,500 and battery packs for \$500. Farrell to look into further.

4. Old Business Items

Camera Policy: Paul presented a Surveillance Camera Security Policy for the use of and access to the video equipment. The Board reviewed and had no changes. Policy will be mailed to all owners with a letter to encourage them to contact Hillsborough County Sheriff's Department regarding suspicious activity and emergencies.

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

Resolve: To accept the Surveillance Camera Security Policy as presented.

Outfall erosion-correction work (Point Drainage): Pump truck/flowable fill is tentatively scheduled for September 28th, and then the project to be finished soon after. Point Drainage to touch base with manager weekly until completed.

2021 Door Painting: Paul presented. Invoice pending from OC Painting. Paul would like to review invoice when received. One door needs to be done, 2 patched and 1 needs new hardware.

Pressure wash event: Paul to verify completion.

6. New Business Items

Clubhouse Parking: Internal process decided upon by the Board. Owners must state the reason why they are requesting the exception. Manager can auto-approve exceptions up to 2 weeks. Paul Davis to be cc'd on email so that he can track parking events. If owner requests beyond 2 weeks (consecutive or non-consecutive), then request will be sent to the Board to decide. Owners must place approval email in their windshield.

2022 Roof Replacement: Shingle Masters to provide information before the October board meeting.

Building Painting: Paul Davis has scheduled a meeting with Doug Wendell from Sherwin Williams who will suggest vendors. Looking towards March-2022 for the project to begin.

7. Owners Comments: Concern regarding sidewalk cleaning caused by landscapers; manager to communicate with the landscapers.

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Adjournment

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

Resolve: To adjourn the meeting at 8:37 p.m.

Norman J. Matthews

Prepared by Manager on behalf of Secretary