

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida October 11, 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 September 13, 2021.

On Motion: Duly made by Paul, second by Michael 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 met with the Association's attorney last week and established a process for correspondence with owners who fail to submit their required insurance certificate to the Association. Farrell spoke about risk to neighbors when owners do not submit insurance certificate to the Association.

3. Committee Reports

Neighborhood Watch: Betty presented. Association is still in need of volunteers. New brochure being produced.

Gates/Cameras: Slight adjustment to cameras; otherwise, everything is in working order.

Pool, Clubhouse & Social:

Holiday wreaths: Pending electrician to fix sensor and Carol/Diana to purchase wreaths.

Exterior lighting: Manager to ask handyman to look at lights on pool side a back side of the Clubhouse building.

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

Pool resurfacing: Tabled to January 2022.

Pool conversion to salt water: Tabled to January 2022. Proposal emailed to Gary Gaines.

Door Mats: Rhonda Toomer purchased new mats for front doors of clubhouse.

Hose: Needs to be replaced in pool area. Rhonda volunteered to purchase a new one.

Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on October 4th were presented; 2 applications submitted and approved.

2022 Landscaping Maintenance: The Board concurred that Green Team's performance has improved. Board reminded owners that the contract has a 30 day out clause at any time. The Board engaged 4 vendors and only 1, Green Bandit, returned a proposal. Their proposal was for \$20,000 more per year than the current contract with Green Team, which would cause the monthly assessments to increase significantly; therefore, the Board would like to remain with Green Team at this time.

Mulch: Green Team instructed to rake out mulch around tree belts before installing new mulch. New mulch has arrived and is in process of being installed.

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Landscaping petition: 39 owners signed a petition for the removal of Green Team by December 31, 2021 and for the Association to engage a new landscaper. Owners also submitted a statement for an owner-volunteer Garden Club to landscape common area at entrance (annuals) with free labor, Association to pay for the plants, as long as the current landscape company is terminated by the end of 2021. The Board has decided to remain with Green Team.

Landscaping concerns: Manager presented numerous owner concerns that have been received.

Monitoring of planter pots (HWLWT): Owners are encouraged to complete an Enforcement Request Form with photos when pots out of compliance are observed.

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

Green Team: The Board would like to invite Green Team to the November board meeting.

4. Old Business Items

Outfall erosion-correction work (Point Drainage): Pending completion.

Camera Policy: The new camera policy was mailed to all owners on September 16, 2021.

6. New Business Items

2022 Budget: Manager indicated that notice regarding the budget meeting was mailed to all owners on September 16, 2021. Brenda presented explanation regarding funding. The Board decided to increase the monthly assessment by \$5.00 per month.

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

Resolve: To approve the 2022 Budget with a monthly assessment of \$330.

2022 Roof Replacement: Shingle Masters provided initial cost for repair supplies; Board asked vendor to revisit proposal. Finalized contract for Phase 4 to be signed soon. Mailing to be sent to owners who will receive new roof. Tree trimming over roofs may need to occur before roof replacement.

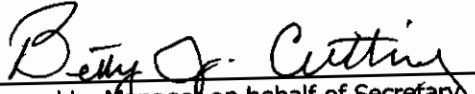
2022 Building Painting: Paul Davis presented. Meetings this week with 4 contractors to obtain estimates.

7. Owners Comments: Owners concerns regarding insurance, reserves, door hardware, door painting, Green Team performance, concern regarding cost of topographical survey last year, inquiry if new well is needed (Board stated no, not at this time).

Adjournment

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

Resolve: To adjourn the meeting at 8:36 p.m.


Prepared by Manager on behalf of Secretary