

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
November 8, 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 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 October 11, 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. The Board reviewed the Proof of Insurance Report and agreed to send Unit ID #'s 5066, 5097 and 5110 to the attorney.

## 3. Committee Reports

**Neighborhood Watch:** Betty presented. Association is still in need of volunteers and new NW lead. Volunteers will revisit how owners are contacted when events in the community occur.

**Gates/Cameras:** American Access Controls found motor grinding on the vehicle gate on 10/22/21 and replaced the motor. Preventative maintenance was also performed on the same day.

### **Pool, Clubhouse & Social:**

**Pool Rules:** Hillsborough County Health Department has indicated that Pool Rules need to be adjusted by January 1, 2022. While updating the Pool Rules sign, the Board will consider the other 2 signs in place. Betty Cutting to take lead on the project.

**Holiday gathering:** Scheduled for Sunday, December 12, 2021 at 4pm. RSVP will be needed. Diana/Cathy will coordinate details.

**Holiday wreaths:** Purchased.

**Exterior lighting:** Completed.

**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.

### **Architectural, Landscaping & Irrigation:**

**ACC:** Minutes from the ACC meeting held on November 1<sup>st</sup> were presented; 0 applications submitted.

## 4. Old Business Items

**Outfall erosion-correction work (Point Drainage):** Michael to meet with Rich from CES Engineering to obtain his opinion regarding work that has been completed and what still needs to be completed at this point. Michael to also contact Advanced Concept Construction for another opinion.

**2022 Roof Replacement:** Michael to meet with Adam from Southern Environmental on Wednesday, December 1<sup>st</sup> at 8am to evaluate all community trees managed by the Association. Manager will

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schedule a gate hold open from 5am-8pm daily from 1/3/22 thru 1/28/22 for Shingle Masters vendors to gain access to the community during the roof replacement project.

## 5. New Business Items

**2022 Building Painting:** Paul Davis presented. Team is evaluating all of the proposals received. ACC meeting this week regarding building paint colors.

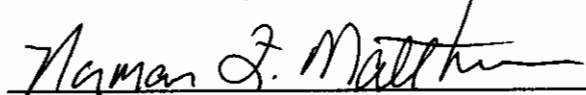
**Presentation by Your Green Team:** Kevin Igoe attended the meeting and addressed owner questions/concerns. Weeds in grass will be treated soon. Mulching occurred; will present a proposal for some additional mulch needed at the east end of Georgia Trace Ave. Owner concern that mulch is thin in areas, and Kevin indicated that crew to correct. Owners stated that former crew attended to needs better than the current crew and requested that the crew is switched back. Board expressed that they have seen improvement over the last year with Green Team, still some improvements needed. Kevin indicated that clippings are left by the trimming crew and that the clean up crew picks up thereafter and asked for owners to be patient to allow clean-up crew to come behind to do their part (could occur later in the day). Crew needs consistency with blowing off debris from porches/walkways. Owner stated that a drip line was moved to above the ground; Kevin captured owners address and will correct. Lawn aeration will occur in February before spring fertilization.

**6. Owners Comments:** None.

## Adjournment

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

**Resolve:** To adjourn the meeting at 7:45 p.m.



Prepared by Manager on behalf of Secretary