

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida December 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 November 8, 2021.

On Motion: Duly made by Paul, second by Brenda 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 that the 2022 Roof Replacement Notice was mailed on November 3, 2021 and the 2022 Assessment Notice was mailed on November 30, 2021.

3. Committee Reports

Neighborhood Watch: Betty presented. Neighborhood Watch is still in need of a new leader.

Gates/Cameras: Brenda is working on reason why cameras are offline.

Pool, Clubhouse & Social:

Holiday Social: The Board extended a "thank you" to Diana and Carol for organizing the party and putting up the wreaths on the community monument signs and gates; and to Paul, Cathy, Gary, Farrell, Betty and Glenda (Hunter) for their assistance with the social.

Drip line: Farrell indicated that this has been completed, as well as pressure regulator and new hose bib on clubhouse.

Clubhouse carpets: Diana indicated that the carpets are in rough condition and suggested either replacing the carpets or cleaning again. The board opted for cleaning and to put on agenda for 2023 to get the carpets replaced. Diana will arrange the carpet cleaning.

Clubhouse: Diana indicated that small and large trash bag supply needed; manager to contact janitorial staff. Diana indicated that there are ants in the kitchen; manager to contact Priority Pest.

Pool resurfacing: Tabled to January 2022.

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

Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on December 6th were presented; 5 applications submitted and approved. ACC will be reviewing How Savannah Landings Works Together in preparation for revisions to be presented at the June-2022 board meeting. The ACC will be adding black storm doors as acceptable color, in addition to white.

Azalea Plants: The Board approved a one-time event for the purchase of orange (or red) azalea plants by Betsy McDuffee and for the Green Team to plant after purchase in location suggested by Betsy.

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

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Resolve: To approve a one-time event for the proposal for \$43 as presented for purchase of Azaleas with condition that Green Team plants as instructed by Betsy.

Sod replacement behind 1208-1214 Georgia Trace Ave: Green Team proposal presented for \$2,157.50. Farrell would like to be present when installation occurs. Green Team will be informed on signed quote to ensure that the current grading is maintained after sod installation.

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

Resolve: To approve the proposal from Green Team for sod replacement with conditions mentioned above as presented.

4. Old Business Items

Outfall erosion-correction work (Point Drainage): Awaiting proposal from CES Engineering. The Board determined to engage the Association's attorney to write a demand letter to Point Drainage aka Point West Construction for a full refund and her opinion regarding small claims court action. Also, to be included in the demand letter, Point Drainage to remove their equipment by a certain date or it will be disposed of.

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

Resolve: To approve engagement of the Association's attorney to write a demand letter to Point Drainage for full reimbursement, communicate timeline to remove their equipment and to obtain attorney's opinion regarding small claims court action.

5. New Business Items

Tree Trimming: Michael presented. Southern Environmental presented a proposal to trim numerous trees throughout the community. Michael will seek a proposal from Southern Environmental to only trim the trees over roofs of homes that will receive roof replacement in 2022 and for the trees along fence line of the apartments to the north. Otherwise, the Board would like to approve the action for the work to be completed as soon as possible (before 2022 roof replacement).

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

Resolve: To approve action to trim trees over roofs of homes that will receive roof replacement in 2022 and to trim trees along fence line of the apartments to the north.

2022 Building Painting: Paul Davis presented. Five vendors were engaged and only 3 proposals were received (Certa Pro, Happy Homes Painting and OC Painting). The Board decided to move forward with Certa Pro (most competitive proposal overall). The Board discussed repair of windowsills and how to handle since it is an owner-expense and decided to handle in same process as the solar tubes with roof replacement. Paul and Michael will walk with Certa Pro to determine what needs to be fixed and how to communicate to owners. The Board decided that they would like to start the project in March-2022 (buildings 1, 21, 22, 23, 24, and 25). ACC will present body and trim colors at the next board meeting. Brenda indicated budget as \$50,000 for building painting and \$5,000 for door painting. Door painting to be \$150 paint only and \$500 door strip/paint. Certa Pro presented four pricing levels between \$4,500-\$6,250 (three-unit villas, four-unit villas, two villas/one townhome, and two villas/two townhomes). Board indicated a 10% contingency for repairs.

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

Resolve: To approve the building and door painting project by Certa Pro not to exceed \$45,000 total; to paint buildings 1, 21, 22, 23, 24 and 25; to begin the project around March 1, 2022; to

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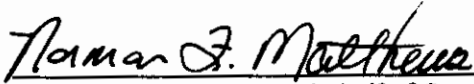
allow for 10% contingency for repairs; and for Michael and Paul to walk with Certa Pro to determine repairs to be made (and if repairs are HOA or owner).

6. Owners Comments: Owners concerns regarding dog poop, yard cleanup by Green Team, large crape myrtle that needs trimming at 1216 Savannah Landings Ave, and if Board can setup board meetings so that they face the owners (panel style setup instead of round table).

Adjournment

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

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



Prepared by Manager on behalf of Secretary