

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
January 10, 2022
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 December 13, 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.

3. Committee Reports

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

Gates/Cameras: Brenda presented concerns of observations made while viewing the cameras regarding pedestrians crawling underneath the vehicle gate and vehicles waiting for the exit gate to open and then entering through it from the entry area. Paul discussed possibly adding a few more cameras and will work with ISC for pricing.

Pool, Clubhouse & Social:

Chlorine to salt system conversion: The Board received the updated proposal from Pinch-A-Penny and weighed the pros/cons of installing (cost to clean salt cell and eventually replace due to wear/tear, purchase of acid, etc.) and decided to forego implementation due to maintenance costs and since the pool is not used that often.

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

Rejected: To not move forward with the salt system conversion.

Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on January 3rd were presented; 1 application was submitted and approved.

Cathy Simons presented proposed building/trim color schemes to the Board. The Board approved the following colors: Mexican Sand SW 7519, Irish Cream SW 7537, Colony Buff SW 7723, Portrait Tone SW 0039, Ligonier Tan SW 7717, Cottage Cream SW 7678, Pottery Urn SW 7715, Dakota Wheat SW 9023, Aged White SW 9180, and Steamed Milk SW 7554. The Board determined that Portrait Tone SW 0039 and Pottery Urn SW 7715 will be used for trim only.

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

Resolve: To approve the new exterior color scheme as presented.

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Azalea Plants: Installed in front of the clubhouse; completed.

Green Team: Manager will arrange a walk through with Green Team and Michael & Paul.

4. Old Business Items

Outfall erosion-correction work (Point Drainage): Awaiting proposal from CES Engineering. Brenda will send the Board a proposal she received from another vendor who evaluated the area. The Board reviewed/approved a demand letter to Point Drainage, created by the Association's attorney; the letter was mailed by the attorney.

Tree Trimming: Completed. Michael will speak with Southern Environmental regarding concern by owner on Georgia Trace Ave whose driveway was stained by the vendors equipment. Manager to communicate with the owner regarding resolve.

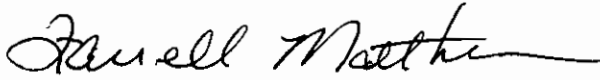
5. New Business Items: No new business.

6. Owners Comments: Owner concern that ruts are occurring in the lawn between 3608 & 3610 SLP due to repetitive mowing patterns; Michael to speak to Green Team about this concern. The Board decided to conduct the February 14th meeting at 6pm instead of 7pm for Valentine's Day.

Adjournment

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

Resolve: To adjourn the meeting at 7:49 p.m.



Prepared by Manager on behalf of Secretary