

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
February 14, 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 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 January 10, 2022.

On Motion: Duly made by Brenda, 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. Per board's request, manager emailed the board ledgers of owners who owe various amounts last month. Brenda requested ledgers again; manager to email.

3. Committee Reports

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

Gates/Cameras: Brenda and Paul to determine additional locations for cameras. Manager indicated that during last month's preventative maintenance service, American Access Controls indicated that the gear box was leaking; Board approved replacement. Board inquired about gear box warranty; manager to inquire with vendor. Betty presented information regarding cellular adapter kit so that the gate land line could be dropped and cell service thru DKS engaged, so that owners with long distance phone numbers could receive calls from the gate; Board received the information; no action at this time.

Pool, Clubhouse & Social:

Chlorine to salt system conversion: Owner asked to see ROI; Brenda to address. Gary Gaines offered to assist Board with consulting regarding salt system whenever Board is interested to engage.

Clubhouse carpets: Diana to schedule carpet cleaning after March 5th.

Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on January 3rd were presented; 2 applications were submitted and approved. ACC has been working to update HSLWT document. Camera Policy will be added; Board to review the document next month.

Landscaping: Owners indicated that trees on north fence line need trimming (bordering apartment complex and Savannah Landings); Michael to take photos and provide scope of work to manager.

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Irrigation: Farrell indicated that irrigation is looking good at this point. Alan with Green Team calls Farrell regarding irrigation concerns and when owners are requesting additional work. Drip lines are concerning due to squirrels biting thru them and destroying.

4. Old Business Items

Outfall erosion-correction work (Point Drainage): Proposal from CES Engineering and SouthShore Farms, Inc. presented. Board would like to meet onsite with Rich from CES again re: sod or riprap on slope; end-result of new baffles; and status of current baffles; manager to coordinate. Michael explained underground piping system and that 3 ponds (front, back and apartment pond) all lead to same system and exit on west end of the community to Bell Shoals Road.

Board discussed maintenance program to clean around baffles, and to engage The Lake Doctors for recommendations regarding maintenance frequency after new work has been performed by CES. Board discussed cleanup around front pond perimeter area.

2022 Building Painting – to begin February 28, 2022: Communication will be mailed to all owners regarding painting event of 6 buildings. Communication to be sent to all owners that if they wish to have their windowsills repaired, and if not receiving full-building painting at this time, then owner must contact manager prior to event. Four windowsills were identified on buildings who are receiving full-building painting, and those 4 owners will be offered replacement cost at owner's expense since windowsills are considered structural not cosmetic. Paul Rosenak indicated that his door is still bubbling after multiple attempts to strip/paint; Board to look into. 3603 & 3605 Savannah Lake Place need same door color.

2022 Roof Replacement – final report: \$209,000 was the contracted amount. \$12,608 was spent on repairs. Repairs were 6.03% of the contracted amount, which was about 4% less than anticipated.

5. New Business Items:

Leasing of units: Owner of a unit is interested in purchasing another unit, but before engaging would like to know if the current tenant could remain in place. The Board discussed that unit cannot be leased out during first 24 months of ownership. Manager to communicate with the owner.

Clubhouse leaf guards: Owner informed that leaf guards were removed during roof replacement and not reinstalled; manager to engage handyman to reinstall.

6. Owners Comments: Various owner concerns mentioned above. Owner gave complements to Handyman Kevin Johnson for awesome work done w/downspout underground work at clubhouse. Paul Rosenak will replace the American Flag soon at the entrance; Association will reimburse him after receipt submitted.

Adjournment

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

Resolve: To adjourn the meeting at 8:51 p.m.



Prepared by Manager on behalf of Secretary