

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
March 14, 2022  
Meeting Minutes**

## 1. Call to Order

The meeting was called to order by Vice President Paul Davis at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Michael Toomer, 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 February 14, 2022.

**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:** The Board received the warranty information regarding the recent gear replacement at the gate. Tabled discussion regarding installation of more cameras.

### Pool, Clubhouse & Social:

**Clubhouse carpets:** Diana to schedule carpet cleaning after owner event in April.

### Architectural, Landscaping & Irrigation:

**ACC:** Minutes from the ACC meeting held on March 7<sup>th</sup> were presented; 1 application was submitted and approved. The Board will review HSLWT document at the April meeting.

**Landscaping:** The board acknowledged that the sod cap is \$4,500 per year.

Proposal from Green Team for \$2,800 to kill off areas and install 2,000 sq. ft. of sod.

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

**Resolve:** To approve proposal from Green Team for \$2,800 to kill off grass areas and install 2,000 sq. ft. of sod.

Proposal from Green Team for \$1,625 to remove mulch from area just inside community before exit gate and install sod.

**On Motion:** Duly made by Michael, second by Farrell and carried forward by Paul. Note: Betty and Brenda voted no.

**Resolve:** To approve proposal from Green Team for \$1,625 to remove mulch from area just inside community before exit gate and install sod.

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**Irrigation:** All appears to be working fine.

## 4. Old Business Items

**Outfall erosion-correction work (CES Engineering):** The Board agreed to the proposal from CES Engineering dated February 1, 2022 for \$10,795.

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

**Resolve:** To approve proposal from CES Engineering dated February 1, 2022 for \$10,795 as presented.

Board members inquired about the big pile of dirt; Michael stated that CES has plans to use some of the dirt for the project. Board members would like this to be placed on agenda for April, to re-evaluate existing dirt pile and mitigation. Board would like proposal from CES for removal of silt periodically and their recommendation for maintenance timeline. CES to also provide proposal regarding baffle maintenance.

**2022 Building Painting:** The Board is scheduling a final walk through with vendor for Friday. Brenda informed regarding blue entry ceilings painted white instead of blue. Punch list items to be completed at that time. Paul indicated that Certa Pro has been very cooperative. Owners of 1116-1118-1120 Savannah Landings Ave were represented at the meeting and requested that the trim color, Dakota Wheat, is changed to Mexican Sand. Three Board members would like the price to change trim color before moving forward. Michael to engage vendor. Board members would like to establish a process for choosing building and door colors, involving the homeowners. Board discussed trying to get back on schedule from where building/painting schedule was paused after 2018. Board acknowledged stucco damage on clubhouse column; to address with Certa Pro on Friday.

## 5. New Business Items:

**Leaf Filters:** Proposal presented for \$385 from Handyman Kevin Johnson to purchase and install leaf filters on the Savannah Landings Clubhouse. The previous leaf filters were removed by the roofing contractor, set aside, and when handyman came to reinstall, they filters were missing.

**On Motion:** Duly made by Paul, second by Farrell and carried forward by Michael & Betty. Note: Brenda voted no.

**Resolve:** To approve the purchase/installation of leaf filters on the Clubhouse.

**6. Owners Comments:** Landscaping concern that crew continues to blow leaves back into owner's yards. Concern regarding change of trim color for building 25 resolved above by the Board. Owners concurred that they would like to see a process established to involve owners in building/door color choice process.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:21 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 04/11/2022

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Prepared by Manager on behalf of Secretary