

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
April 11, 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, 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 March 14, 2022.

On Motion: Duly made by Paul, second by Michael 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 received a resignation letter from Farrell (Norman) Matthews on April 6, 2022. His resignation from the Board of Directors and ACC was effective immediately. The Board extended their appreciation during the meeting for the work that Farrell did to coordinate irrigation events with the landscaper. Manager indicated that the 2022 Painting Project information was mailed to all owners on February 18, 2022 and that the 2021 Annual Report postcard was mailed to all owners on March 30, 2022.

3. Committee Reports

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

Gates/Cameras: No updates.

Pool, Clubhouse & Social:

Clubhouse carpets: Diana to schedule carpet cleaning soon.

Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on April 4th were presented; 1 application was submitted and approved. The Board will provide manager with feedback this week about adjustments to HSLWT. ACC Committee to come up with a process and present to the Board at the next meeting regarding 2023 building/door painting event; Board discussed that painting project to start in February or March 2023.

Landscaping: Many owner complaints regarding landscaping; detailing section missed; inconsistency with trimming; weeds at front entry and in owners landscaping beds; tree sticks and leaves are not being picked up. Discussion about possibly hiring a service to pick-up leaves and perform special projects to pull weeds, trim vines, etc. The board discussed changing day to walk with landscaper to afternoon on same day service is completed. New sod is being watered daily at 10am for next 30 days. Discussion regarding ground cover on both entry/exit areas, possibly fertilizer to make them appear more consistent. Board discussed possibly bidding out landscaping service around September.

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Irrigation: Owner reported geyser irrigation head; manager to communicate to landscaper.

4. Old Business Items

Final walk through with Certa Pro Painters: Paul presented. Walk through has been completed and Board is pleased with the job performed by Certa Pro. Items to still be addressed: Seals around garage doors and an owner's front door was painted the incorrect color; Paul to address with Certa Pro.

Outfall erosion mitigation: CES Engineering to begin the work on April 25th. Board is still awaiting several proposals from CES for other miscellaneous items.

5. New Business Items:

Leaf Filters: Installed/completed.

Mailbox Cleaning: Manager to look into vendor who performed the work a couple of years ago to see if they can perform again; otherwise, the Board suggested engaging TEK Enterprises.

6. Owners Comments: Landscaping concerns expressed (noted above in Landscaping section). Owner inquired about owner-volunteers to perform landscaping events on behalf of the Association. Manager indicated that owner-volunteers would need to be approved by the Board and names documented in board meeting minutes, per Association's insurance broker.

Adjournment

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

Resolve: To adjourn the meeting at 7:59 p.m.

APPROVED BY THE BOARD ON 5/9/2022

Prepared by Manager on behalf of Secretary