

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
May 9, 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, 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 April 11, 2022.

**On Motion:** Duly made by Betty, second by Paul 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 first annual meeting notice was discussed and will be mailed next week.

## 3. Committee Reports

**Neighborhood Watch:** Betty presented. Neighborhood Watch is still in need of a new leader. She has been in touch with Corporal Hawkins regarding the camera system.

**Gates/Cameras:** Inspection occurred in April; Board received copy of checklist. Visor gate remotes were ordered. American Access Controls Preventative Maintenance Inspection Agreement was presented to the Board for service June 1, 2022 through May 31, 2023.

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

**Resolve:** To approve the American Access Controls Preventative Maintenance Inspection Agreement as presented.

**Pool, Clubhouse & Social:** Manager to engage Kevin the Handyman to replace batteries in clock outside, fix loose tiles inside clubhouse hallway, replace light bulbs that are out in ceiling fans, fix bottom left screw in the Attention Swimmers sign outside. Rocking chairs outside the clubhouse were painted white; manager will mark as an annual occurrence. BBQ details were discussed; will occur on Sunday, May 29<sup>th</sup> from 2-5pm; HOA will provide meat (chicken) and drinks; owners need to RSVP for head count purposes to Diana Portillo. An email blast will go out and a board member will post details on the message board. Life ring and skimmer net to be replaced by Pinch A Penny. Manager asked Pinch A Penny about staining inside of the pool; Pinch a Penny advised that a Stain ID Kit test could be performed in winter to see what kind of metals are staining, and then know how to clean thereafter; they also indicated that 9 grid filters need to be replaced and this could be reason for staining; will send proposal for grid filters. Manager asked Board to evaluate chairs on pool deck; one chair has broken strap and other (strapped) chairs look worn. Reserve study has replacement to occur in 2024.

## Architectural, Landscaping & Irrigation:

**ACC:** Minutes from the ACC meeting held on May 2<sup>nd</sup> were presented; 2 applications were approved. Betty indicated that she has additions to HSLWT and will provide to manager before the June Board Meeting. ACC indicated that sidewalks near 2 homes are lifting; Board to evaluate.

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**Landscaping:** Green Team's contract does not include raking of leaves in owner's yards; owners are responsible for raking. It has been observed that crews manage leaf blowing inconsistently. Some blow leaves down the street and then cleanup and some blow into mulch. Manager to speak with Kevin with Green Team. The Board reviewed the proposal for installation of minima jasmine for \$825 and declined to approve it. Pile of debris is located at front corner of wetland pond; manager to engage Green Team for removal.

**Irrigation:** Manager to inquire with Green Team regarding irrigation event that occurred recently up front, when plumber was called. Manager to contact Suncoast Rust Control to ensure that solution is not depleting too quickly with extra watering due to new sod installation.

## 4. Old Business Items

**Mailbox cleaning & repairs:** The Board indicated that mailbox cleaning occurs once a year in November.

**Outfall erosion mitigation:** CES Engineering has completed the work. Danny was very good to work with and went over and beyond for the Association.

**Landscaping RFP:** Tabled until August board meeting to further discuss.

## 5. New Business Items:

**Cut down 3 trees at front pond:** Awaiting proposals from vendors. Board indicated that trees need to be removed asap before hurricane season and will ratify decision at next board meeting. Brenda indicated that a tree has fallen and needs to be removed by vendor engaged when this event occurs.

**Home values for insurance proposes:** Board received opinion from the Association's attorney. It came recommended for Board to discuss home value calculations with the Association's insurance broker (The Plexus Groupe).

**Garage seals:** Certa Pro stated that they can replace garage door seals for \$150 per owner, but owners will need to contact Certa Pro directly. Information will be mailed out with the First Annual Meeting notice to all owners regarding how to engage Certa Pro.

**Estate sale request:** The Board reviewed request and will allow estate sale to occur on June 3<sup>rd</sup> and 4<sup>th</sup> from 9am-3pm. Vehicle gates will be held open during that time.

**Leasing of units:** The board would like a notice sent to non-local owners to either provide a copy of lease or confirm that their unit is not being leased. Board would also like a reminder sent to same owners regarding the Association's leasing policy. Manager to send notice to owners.

**6. Owners Comments:** New owner present; will call manager w/ questions. Owner commented regarding another owner having trees removed behind house, that fence will not be disturbed.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:19 p.m.

APPROVED BY THE BOARD OF DIRECTORS 6/13/2022

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Prepared by Manager on behalf of Secretary