

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
June 13, 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 and Brenda Tucker 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 May 9, 2022.

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

Resolve: To waive the reading of the minutes and approve them as presented.

Appoint new director to the Board: The Board discussed appointing homeowner Dan Wiggins to fill the director position (officer position, Secretary). The term that he is filling will expire in July-2023.

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

Resolve: To approve the appointment of Dan Wiggins as Secretary to the Board of Directors.

2. Management Reports: Manager presented the financial reports and management reports. The second annual meeting notice will be mailed on June 14th, along with information regarding garage door seals. The first annual meeting notice was mailed to all owners on May 16th and included information regarding the BBQ event and notice regarding the board's consideration of changes to HSLWT. Leasing policy letter was mailed to 14 owners on May 19, 2022. Manager reported that 6 owners have communicated with Association regarding leasing status. Manager indicated that the Leasing Restriction Confirmation will become a part of the estoppel process for new owners to confirm understanding of policy. Buyer under contract to purchase a property asked Board for permission to use magnets on commercial pick-up truck to cover commercial logos and permit number; Board indicated that magnets as presented in photo are fine as long as magnets are on the vehicle at all times while in the community. Owner asked permission for college-student daughter to park her vehicle at the clubhouse until mid-August; Board granted permission as long as vehicle is not found parked in the street; manager to provide parking permit to owner. The Board was reminded that Bloomingdale HOA paints the monument walls; board stated that monument walls look ok at this point. Mailboxes were repaired by handyman. Board agreed that notices can be sent to owners regarding stained fascia now that roof replacement has been completed.

3. Committee Reports

Neighborhood Watch: Brenda presented. Corporal Hawkins indicated that HCSO will not install their software to access community cameras on smaller Association's systems.

Gates/Cameras: Proposal received from vendor to change-out current cameras to high resolution cameras. Per Board, not under consideration as quote was too high.

Pool, Clubhouse & Social: Skimmer net, life ring, throw rope and filter grids were replaced by Pinch-A-Penny. Michael replaced batteries in clock at pool area. Tile in clubhouse hallway was repaired by handyman. Board would like pricing for new pool furniture; Diana Portillo to provide count to manager.

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Architectural, Landscaping & Irrigation:

ACC: Minutes from the ACC meeting held on June 6th were presented; 2 applications were approved.

Landscaping: Board confirmed that Green Team has improved leaf blowing. ACC presented a waiver of liability to perform some work in area near front wetland pond; Board reviewed and determined that liability risk is too high; Board agreed that landscaping vendor should perform the work during the dry season. Board indicated that a pile of debris still exists near Teco equipment; manager to email Green Team. Owner concern regarding grading around home; manager provided owner with copy of topographical survey. The board confirmed that sod replacement will occur in October-2022. Manager indicated that vines were growing on monument wall; sending concern to Green Team. Green Team will adjust sprinkler to normal now that extra watering is completed for new sod installation. Front Wetland Pond: EPC letter of authorization renewal signed; The Lake Doctors is coordinating renewal.

Irrigation: Suncoast Rust Control will be on site to perform cleaning of rust staining that may have occurred at no charge to the community. They also indicated that, due to extra watering for new sod, extra rust control chemicals were needed.

4. Old Business Items

Landscaping RFP: Tabled until August.

Cut down 3 trees at front pond – Pete & Ron’s: EPC approval not required. Awaiting permit from Hillsborough County.

5. New Business Items:

How Savannah Landings Work Together – consideration of changes: The Board reviewed proposed changes made by the Architectural Committee.

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

Resolve: To approve the changes to How Savannah Landings Work Together as presented.

6. Owners Comments: Owners expressed their gratitude to Gary & Lillian Gaines, Bob & Cathy Simons, and Diana Portillo for coordinating the BBQ event on May 29th. About 20 owners were present. Owner suggested that next BBQ event occur on a non-holiday weekend. Discussion about homeowner’s insurance. Discussion regarding leasing units, acquiring units through inheritance/gift, etc. Discussion regarding outfall work at front pond.

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 7/11/2022

Prepared by Manager on behalf of Secretary