

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting  
July 11, 2022 at 7:00PM  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, FL 33596  
Meeting Minutes**

1.

**2. Call to Order-Certifying of Quorum:**

The Annual Membership Meeting was called to order by President Michael Toomer at 7:01 p.m. Directors Paul Davis, Brenda Tucker, Dan Wiggins and Betty Cutting were also in attendance. Jeana Wynja represented McNeil Management. It was determined that a quorum was established with a total of twenty-seven (27) lots represented, nineteen (19) in person and eight (8) by proxy.

**Proof of Timely Notice:**

Proper notice of the meeting was mailed to all owners on May 16, 2022 (First Notice) and June 14, 2022 (Second Notice). Manager will place the Affidavit of Mailing in the Association files.

**Reading of Unapproved Minutes:**

Manager presented the 2021 Annual Meeting Minutes dated July 12, 2021.

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

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

3. **Unfinished Business:** None

4. **New Business**

**Community Update:**

Michael Toomer presented highlights. Conclusion of roof replacement. Building and door painting occurred. Carpets cleaned in the clubhouse. Front pond outfall was repaired. Social events – thank you to everyone who assisted and participated. Thank you to Farrell Matthews for serving on the board. Many more items, not listed, were performed.

**Annual Reporting Requirement:**

Owners were informed that the Florida Statutes standard for financial reporting is based upon the Association's revenue level for the fiscal year. The Association was presented with two options, to prepare the appropriate financial reporting per Florida Statutes standards or to prepare a statement of cash receipts and disbursements for free in lieu of Florida Statutes annual financial reporting standards. The owners present decided to engage in preparation of cash receipts and disbursements in lieu of Florida Statutes annual reporting standards.

**Rollover of Funds from 2022 to 2023:**

As a formality, the Association's CPA has suggested that the membership document their desire to roll over any excess funds from one year to the next as a precautionary measure to avoid the inadvertent taxation of assessment income. The vote was cast, and the majority of owners chose to rollover the funds from year 2022 to 2023.

**Election of Directors:**

Manager indicated that two director's terms were expiring. Two owners expressed a desire to serve (Michael Toomer and Paul Davis). Manager opened the floor for additional director nominations. There were no additional nominations from the floor. The floor was closed to nominations.

No election held. The two nominees, Michael Toomer and Paul Davis, filled the two open director positions.

5. **Homeowner Comments:** No further comments.

6. **Adjournment**

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

**Resolve:** To adjourn the meeting at 7:13 p.m.

MINUTES APPROVED ON 7/10/2023

Prepared by Manager on behalf of the Board of Directors