

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
July 11, 2022
Meeting Minutes**

1. Call to Order

The meeting was called to order by President Michael Toomer at 7:17 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Paul Davis, Brenda Tucker, Dan Wiggins 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 June 13, 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.

Officer Positions: The directors will hold the same positions: Michael Toomer, President; Paul Davis, Vice President; Brenda Tucker, Treasurer; Dan Wiggins, Secretary; and Betty Cutting, Director.

2. Management Reports: Manager presented the financial reports and management reports. The Board decided to send Unit ID 5140 to the collection's attorney. Betty advised that an insurance broker informed that homeowners should obtain an annual review of their homeowners insurance policy to ensure proper coverage. Manager advised that Spectrum internet and voice rates have increased, and The Lake Doctors contract has gone up by \$15 per month.

3. Committee Reports

Neighborhood Watch: Betty presented. Seeking leader. Volunteers welcome.

Gates/Cameras: Both working fine.

Pool, Clubhouse & Social: Pool pump/motor fixed, but now waiting for new housing unit. Should be installed on Thursday, July 14th. The Board reviewed 2 proposals for pool furniture from Florida Patio Furniture. Michael suggested purchasing 6 new lounge chairs as quoted, but other Board members reduced the lounge chair count to 4.

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

Resolve: To reduce lounge chairs from 6 to 4 and to accept estimate # 23949 with revised total just under \$2,000.

Architectural, Landscaping & Irrigation:

ACC: No meeting was held this month; no applications received.

Landscaping: Three trees in the front pond have been removed by Pete & Ron's Tree Service. Michael to communicate with Green Team about the pile of debris near the TECO equipment. Discussion occurred regarding mowing and encouraged owners to not disrupt service.

4. Old Business Items

Landscaping RFP: Tabled until August.

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5. New Business Items:

Sidewalks Evaluation: The Board discussed performing an evaluation of sidewalks and then discuss during next board meeting.

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

Resolve: To inspect sidewalks and discuss at next board meeting.

Edging along clubhouse mulch bed: Michael suggested a faux foam brick to place along the vertical edge of landscaping bed at clubhouse walkway to keep mulch in the bed during rains.

6. Owners Comments: Stray cats observed. Owner asked Board to reconsider Amazon Key feature on gate system. Owner suggested watching money market rates to place reserve money; Diana will monitor rates and advise Board. Owner stated concerns about part of back yard (non-wetland area) was looking undesirable, but Green Team is handling. Owner suggested that the Board look into solar panels to place on property in front of front pond area. Owner gave solutions for mitigating Spanish moss. Discussion regarding fascia staining, green-moldy windowsills, and stained driveways. Owner indicated that another owner's gutter is full and needs cleaning; Board encouraged owner to complete an enforcement request form with photos and send to management. Owner commented that cameras are costing more than expected. Owner stated that other owners are placing landscaping signs in their yards to advise landscaping crew not to maintain certain areas.

Adjournment

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

Resolve: To adjourn the meeting at 8:34 p.m.

BOARD OF DIRECTORS APPROVED 8/8/2022

Prepared by Manager on behalf of Secretary