

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
August 8, 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, 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 July 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.

**Preservation of the Covenants and Restrictions:** Per Florida Statutes, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30-year mark. The Association is 15 years old so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

**2. Management Reports:** Manager presented the financial reports and management reports. The Board decided to send Unit ID 5140 to the collection's attorney. Paul indicated that he will try to reach out to owners regarding insurance certificates. Owner suggested looking into CD rates with Third Federal Bank (currently 3% for 59 months) or SunTrust. McNeil Accounting Team to research with these financial institutions. The Board will arrange meeting at McNeil to review 2023 Budget; Brenda to present information.

## 3. Committee Reports

**Neighborhood Watch:** Betty presented. Still seeking a volunteer to lead. She will attend a phone meeting with the local HCSO/Neighborhood Watch liaison.

**Gates/Cameras:** Quarterly preventative maintenance performed. Rechargeable battery was replaced. All appears to be working fine. Estate sale will occur on August 19 & 20; gates will be held open from 9am-3pm each day.

**Pool, Clubhouse & Social:** Pool furniture has been ordered. Faux foam bricks along vertical edge of clubhouse bed will be installed by the handyman (manager to reach out to him to obtain timeline). AC preventative maintenance service to occur on August 11<sup>th</sup>. Dan will meet vendor. A fitting is cracked on new pool pump and is expected to be replaced on Wednesday, August 10<sup>th</sup>.

## Architectural, Landscaping & Irrigation:

**ACC:** Minutes were presented from the last ACC Meeting. Three (3) applications were approved. Committee is considering new paint colors for next round of building painting and will present to the Board next month. The ACC would like Scotte Kavanaugh to be appointed to the Committee. The Board would like to obtain an attorney opinion to see if Scotte is an order or not in accordance to the Association's documents. Manager will email the Association's attorney for opinion.

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**Landscaping:** The Board discussed 2023 landscaping. Concerns regarding jasmine at entry not filling in. Board is considering pulling out jasmine and installing sod or rock instead.

## 5. New Business Items:

**Amazon Key:** Vendor did not arrive. Manager will coordinate for next month.

**Reserve Study:** Proposal has not been received yet from Reserve Advisors.

**Sidewalk Evaluation:** Dan indicated that sidewalks look good except for 1 area on Savannah Landings Ave where sidewalk and road are buckling. The Board will decide how to handle at next meeting.

**Wire in road, wood in concrete expansion joints in owner's driveways, and evaluation of roads for maintenance:** Rose Paving assisted the Association previously with seal coating the roads. The Board would like Rose Paving meet with Paul Davis to propose cutting wire out of the road, discuss concrete expansion joints in owner's driveways and how owners should mitigate the rotting wood, and to evaluate roads for future maintenance events (mill/overlay). Manager to arrange meeting with Paul and Rose Paving.

**Fill for area at front pond:** No further discussion at this time. Removing from future agendas.

**Sod around wetland pond drain:** Michael informed that the new sod installed around the wetland pond drain is not doing well.

**Solar panels on Association property:** An owner suggested, and the Board discussed that they do not wish to install solar panels in the area in front of the wetland pond. Removing from future agendas.

**Water Shut-Off Events:** The Association will have a community-wide water shut off event for owners to fix plumbing concerns. The event will be publicized in January and will occur in February/March. In between the community-wide event, if an owner has a plumbing emergency, they must pay for the Association's plumber to shut off the water main on their own. The Association will try to publicize emergency events as quickly as possible by sending out an email blast or posting on the message board near the exit gate.

**Community Updates Letter:** Manager advised that the Association can insert a community updates letter from the Board when the Assessment notices are mailed out at the end of November. Manager would need the insert no later than mid-November to ensure that it becomes an enclosure.

**6. Owners Comments:** Owners comments about reserve funding, plumber. Owner commented that there is debris in the swale next to homes on Savannah Lake Place; Michael said that he will check the swale. Big limbs at wetland pond were observed. Owner commented that it is too soon to update reserve study, roads need to be redone, and provided CD rates to investigate.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:16 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 9/12/2022

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Prepared by Manager on behalf of Secretary