

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
September 12, 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, 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 August 8, 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. Owner indicated that Suncoast Credit Union has a 2.75% CD rate; manager to inquire regarding rate details. Suncoast Rust Controls rate will go up to \$690 starting 1/1/2023.

3. Committee Reports

Neighborhood Watch: Betty presented. Still seeking a volunteer to lead.

Gates/Cameras: Keypad issue with an owner's directory number; resolved. American Access Controls is going to send proposal for exit gate hinges.

Pool, Clubhouse & Social: Pool furniture – pending delivery.

Architectural:

ACC: Minutes were presented from the last ACC Meeting. Two (2) applications were approved. Discussion regarding next round of building painting occurred. ACC presented two new base colors: Sherwin Williams Wicker Work and Caramelized. ACC indicated that Pottery Urn will only be used as a trim color. ACC has eliminated use of paint color Aged White.

Board discussed building painting project process:

- Board to determine buildings to be painted.
- Committee will pre-choose scheme options.
- Owners will be invited to view pre-chosen scheme options at clubhouse and identify their 1st, 2nd and 3rd choices.
- ACC will present the final decision to the Board. The Board will vote on selections.
- Two (2) paint books with building schemes will be produced by Sherwin Williams.

The ACC would like to appoint Scotte Kavanaugh to the Committee. The Board received attorney opinion and his appointment is approvable per Florida Statutes and Association's documents.

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

Resolve: To appoint Scotte Kavanaugh to the Architectural Committee.

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Attorney's opinion spoke of contradictions in documents that should be corrected. Board discussed and will discuss further at the February-2023 Board Meeting.

Irrigation, Landscaping & Ponds:

Four Proposals from Green Team – Front Entrance: The Board reviewed 4 proposals from Green Team regarding enhancements to the front entryway. \$13,000 to convert beds to river rock, remove jasmine. \$5,275 to install sod and mulch around trees, remove jasmine. \$610 to install 1 yard of rock and 30 blue daze (front entry corners where cars running into beds). \$3,548.39 redesign irrigation (60 ½ threaded caps for pop ups, 9 risers changed to 6' pop ups, 45 rotary nozzles).

On Motion: Duly made by Betty, second by Brenda and carried forward by Paul.
(NOTE: Michael Toomer was in favor of removal of jasmine and install sod and mulch around trees).

Resolve: To not move forward with proposals and to seek other suggestions for improvements to the area.

Sod Replacement – where and when: Manager to send the Board requests from owners. Board to evaluate locations that need sod replacement in fronts of homes and obtain proposal. Owners are responsible for sod replacement in backs of homes; landscaper can assist owners separately.

Tree Trimming: Betty indicated that the last tree trimming event occurred in 2021 and occurred over roofs to receive replacement and along fence line of apartments. Michael indicated that in 2020 a significant tree trimming event occurred, so in 2021 there wasn't much to be trimmed. Michael stated that tree trimming is the owner's responsibility. Association will clip limbs if going downward over a roof. Betty indicated that there are limbs over roof lines at backs of homes on Georgia Trace (north side of road). Board would like a date/time established to walk with Pete & Ron's Tree Service to evaluate. Manager to arrange.

Pond: Outfall: Debris on top of outfall. Board agreed to engage The Lake Doctors to clean up. Manager to arrange. Swale: Per Board, no debris. Weir Wall: Board discussed that after Bell Shoals Road construction has been completed and larger drain lines have been installed by County, to engage CES Engineering for a proposal for routine maintenance of weir walls around outfall.

5. Old Business Items:

Proposal from Rose Paving: The Board reviewed proposal to remove/replace 2" of asphalt 56 SF and to remove/replace concrete curb 20 LF. Proposal total was \$7,197.76.

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

Resolve: To not move forward with proposal.

Amazon Key: Vendor Bryce Baker presented. Indicated that Door King now partners with Amazon Key; worked out bugs through software updates. Very little problems now. Similar system to postal relay. Triggers virtual code for delivery of packages. Vendor informed Board regarding mediation should that need to occur.

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

Resolve: To move forward with installation of Amazon Key relay.

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5. New Business Items:

Reserve Study: Board received proposal from Reserve Advisors for \$3,500.

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

Resolve: To not move forward with proposal.

Estate Sale: Board reviewed guidelines. Going forward, guidelines will be enforced to only approve Estate sales for 1 day only, and not on a garbage pickup day (Tues/Fri). Estate sale vendor will be required to place 'no parking' signs on opposite side of entire street where estate sale is located, so that vehicles are only parked on one side of the road.

Community Garage Sale: Occurred on September 10th.

Notification letter re: 1210 Georgia Trace Ave: Owner notified Board in writing that her relative will be occupying the home with no exchange of money. The Board discussed possibly requiring owners in this situation to sign an affidavit confirming details.

Community updates from Board to owners (for Assessment mailing): Manager indicated that Board may prepare a newsletter or letter for owners and insert into the Assessment mailing for cost of paper only (not postage). Betty and Brenda agreed to work on this together. Manager will need the insert by November 1st.

6. Owners Comments: Owner comment regarding water in lanai during/after rain; Board gave owner some suggestions. Owner inquired about treating minima jasmine in front entranceway for weeds and fertilizing; Board indicated that Green Team is currently performing. Owner asked about Halloween in neighborhood. Discussion about the vendor gate code. Suggestions to take serious look at cracks in road asphalt and consider beautification of mailboxes. Mulch discussed and Association installs mulch annually in October. Owners can install mulch in between mulching events, as long as owners use the Association's approved-mulch color.

Adjournment

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

Resolve: To adjourn the meeting at 8:37 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 10/10/2022

Prepared by Manager on behalf of Secretary