

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida October 10, 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, 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 Sept. 12, 2022.

On Motion: Duly made by Paul, second by Brenda 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. Manager stated that Unit ID 5140 has paid in full.

3. Committee Reports

Neighborhood Watch: Susan Cotty invited Deputy Cliff Fletcher to discuss Neighborhood Watch. He indicated that gathering contact information by Neighborhood Watch committee is important. Established Neighborhood Watch programs help to reduce crime by 50%. Successful programs involve active participants. Encouraged residents to be the eyes and ears for the sheriff's office. Crime map is available on teamhcco.com.

Gates/Cameras: Gate hinge proposal presented to board; tabling until next month; awaiting details from American Access Controls.

Pool, Clubhouse & Social: Nothing to report.

Architectural:

ACC: Minutes were presented from the last ACC Meeting. One (1) application was approved. New exterior color books have been ordered through Sherwin Williams; awaiting delivery.

Irrigation, Landscaping & Ponds:

UF Extension Office: Betty is waiting to hear from Susan Haddock to discuss front entry jasmine.

Hurricane Ian Debris: Green Team indicated that they can pickup the yard waste debris piles for \$800-\$1,200.

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

Resolve: To accept the yard waste debris cleanup proposal from Green Team between \$800-\$1,200 as presented.

Sod Replacement Proposal: Board and Green Team determined areas around the community that need sod replacement. The areas affected are not covered under the Green Team contract. Proposal was presented for \$4,446.

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

Resolve: To accept the sod proposal from Green Team for \$4,446 as presented.

Island area between 1107 & 1111 Georgia Trace Ave: Board agreed to have Green Team clean up the area by trimming and pulling vines.

Tree Trimming: Board will meet with Pete & Ron's on October 17th to evaluate HOA tree trimming needs.

Pond: Michael Toomer has been monitoring the ponds and outfalls are being kept clear.

5. Former Business Items:

Amazon Key: Waiting for contract to be sent to Michael Toomer by Amazon Key representative.

5. New Business Items:

2023 Budget: Notice was sent to all owners via postcard on September 19, 2022 regarding the Budget Meeting. The Board considered two versions, \$345 and \$350 per month. Discussion occurred. Brenda, Betty and Dan wish to increase to \$350 per month. Michael and Paul would like to consider \$345, anticipating a new reserve study in 2023 to then speak to accurate numbers for 2024 budget.

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

Resolve: To accept the 2023 Budget at \$350 per month.

Gate Remotes – purchase increase: Cost of remotes has gone up from \$13 to \$18.

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

Resolve: To increase cost of gate remotes from \$13 to \$18.

Piper Fire: Hydrant inspection is scheduled for November 29, 2022 at 2pm. Pending fire extinguisher inspection date.

Mailbox cleaning: Manager reached out to Garrett with Wright Way Pressure Washing; no response from vendor. Manager obtained proposal from TEK Enterprises for \$872 to pressure wash 109 mailboxes including posts. Manager will schedule so that work is completed before Thanksgiving.

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

Resolve: To accept the proposal from TEK Enterprises for \$872 as presented.

Community updates from Board to owners (for Assessment mailing): Betty and Brenda working on and will provide to manager by November 1st.

6. Owners Comments: Owner comment about roofing. Owner comment regarding failing tree in back yard; manager to forward email to Board. Owner indicated that wetland area behind his house has standing water, is not draining, smells, and attracting bugs; manager to contact EPC to evaluate. Owner inquired about solar panels on roof; board to look into. Owner presented concern about owner's easement area full of weeds and dead shrubs in landscaping beds; owner encouraged to submit an Enforcement Request Form w/photos. Owner concern that the front entrance looks bad; board waiting to hear from UF Extension Office regarding jasmine. Owner indicated that front entry jasmine is starting to climb wall from bottom up; manager to contact Green Team. Owner inquired about tree removal

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process (3522 GMP) and another owner asked about advice regarding magnolia tree (1112 SLA); Board will ask Pete & Ron's to evaluate during walk thru on 10/17/22. Owner concern about new mulch moving when it rains; board gave permission for owner to remove some of the mulch if necessary. Owner stated that perimeter fencing damaged behind 1124 GTA; manager to engage handyman to fix, and to survey entire community for any other damaged fence. Owner stated that mulch is a beautification event and owners should not remove/prevent landscaper from installing; many owners have signs in yards stating 'do not mulch'.

Adjournment

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

Resolve: To adjourn the meeting at 8:32 p.m.

APPROVED BY THE BOARD OF DIRECTORS 11/14/2022

Prepared by Manager on behalf of Secretary