

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
November 14, 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 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 October 10, 2022.

**On Motion:** Duly made by Michael, second by Betty 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.

## 3. Committee Reports

**Neighborhood Watch:** Susanne Cotty presented; gathering info; looking into obtaining Neighborhood Watch signs. Email blast was sent to subscribers recently encouraging participation. Two block captains have volunteered and 5 more are needed. Block captains are responsible for collecting information from neighbors in their zone. Process for filing complaint for suspicious activity was explained.

**Gates/Cameras:** Board is monitoring gate hinges for wear.

**Pool, Clubhouse & Social:** Health Department indicated that the pool sign must indicate hours from dawn to dusk, or if left as is until 9pm, to apply for a variance. The Board decided to change the sign to dawn to dusk. The Holiday Event is scheduled for December 4<sup>th</sup> at 4pm. Diana will email manager the details for email blast. Decorating will occur soon. Pool deck furniture should be delivered before the end of November. New rocking chair has been ordered; eta is 4-6 weeks.

**Architectural:** Minutes were presented from the last ACC Meeting. There were no applications submitted.

**Irrigation, Landscaping & Ponds:** Sod replacement has occurred for this year. Tree trimming will occur this week by Pete & Ron's. Discussion regarding one-off owner events by Pete & Ron's and proposals. Discussion regarding shrub and sod replacement responsibility occurred (legal opinions differ). Betty provided update regarding her meeting with Susan Haddock from UF-Extension Office and Jasmine at front entry. Susan provided recommendations; Betty to engage Green Team regarding removal of leaves/debris and then to maintain, pre-emergent/herbicide events in spring/fall, check PH levels of soil, and possibly add more jasmine.

## 5. Former Business Items:

**Community updates for Assessment mailing:** The Board reviewed proposed Annual Letter to be inserted in the Assessment mailing.

**Amazon Key:** installed/completed.

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**Piper Fire Hydrant Inspection:** To occur on November 29<sup>th</sup> at 2pm.

**Solar Panel Research:** Dan Wiggins presented. Per research within Florida Statutes, the Association cannot deny an owner from installing a renewable energy source such as solar panels. Shingle Masters indicated that they had no problem with solar panels on the roof. Many solar panel installation companies will issue warranties. Dan indicated that some reasonable rules need to be established regarding installation. Manager to reach out to the Association's attorney for recommended rules.

## 5. New Business Items:

**Reserve study:** Contract signed from Reserve Advisors. Deposit will be mailed and date established for the inspection.

**Tree stump removal – wetland pond area:** The Board was presented with proposal from CES Engineering for \$5,625.00. Board does not wish to proceed.

**Roof Repair/Maintenance Policy:** The Board discussed changes; manager to update on How Savannah Landings Works Together. Meeting to approve the revised community standards must be noticed. Will occur in future.

**2023 Building Painting:** The Board would like to proceed with painting the following buildings: 3609-3613 SLP, 3610-3614 SLP, 3602-3608 SLP, 1111-1115 SLA, 1101-1107 SLA, 1110-1114 SLA, and 1102-1108 SLA. Some of the doors on these buildings have already been completed; others have not. This will also be coordinated. Board spoke about starting the paint project in February. Manager will coordinate a meeting with Doug Wendell/Sherwin Williams, Jay/Certa Pro, Michael Toomer and Paul Davis.

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

**Resolve:** To approve building painting list as presented.

The Board reviewed the letter presented by the ACC and thought that it was well written. ACC will coordinate with owners and distribute accordingly.

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

**Resolve:** To approve the letter written/presented by the ACC to be distributed to owners receiving building painting.

**Mailbox numbers:** Manager indicated that price for mailbox numbers through Creative Mailbox have doubled. Manager is reaching out to Signs Now to see if they can reproduce.

**EPC Evaluation of wetland area / water control behind 3509 Cotton Mill Place:** EPC Wetlands is only concerned if water pooling is not a normal pool of saturation because then it will cause trees to die and that is what they are concerned about. Stated with rain in August and rain from Hurricane Ian, it is normal to see water still standing at this point. He said for owner to monitor for 2 weeks after a major rain event, and if still standing, to call Hillsborough County Stormwater regarding the next step. Owner was informed.

**6. Owners Comments:** Discussion regarding CD rates (Betty to look into), plants that are toxic to pets, rocking chair replacement, some sod replacement missed at 1104 SLA, potting soil question, jasmine at front entry, installation of lights along owner's walkway, annuals in front of monument signs (Bloomingdale district), poinsettia installation, trees hanging over Springvale wall, price of mulch and tree trimming, and erosion on back pond banks.

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## **Adjournment**

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

**Resolve:** To adjourn the meeting at 8:42 p.m.

APPROVED BY THE BOARD OF DIRECTORS 12/12/2022

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Prepared by Manager on behalf of Secretary