

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
December 12, 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 November 14, 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. Gate codes will be changed early next year. A water shut off event will occur in late February for one day. Notice will be mailed to all owners along with the painting project. The Board discussed encouraging owners to fix/install/replace the water shutoff valve to their home so that owners can shut off the water to their individual unit without disrupting the entire neighborhood. The 2023 Assessment Notice w/Budget and 2022 Annual Letter was mailed to all owners on November 30, 2022.

3. Committee Reports

Neighborhood Watch: Susanne Cotty presented. Four owners have volunteered to become block captains: Malcolm Chandler, Nancy Miller, Carol Galloway and Lillian Gaines. The ideal number of block captains is 7. The Board indicated that 4 is sufficient at this point and to proceed. Suzanne will purchase a sign and submit for reimbursement. Handyman will install the sign once received.

Gates/Cameras: No updates.

Pool, Clubhouse & Social: Diana Portillo presented. The holiday party was successful. 32 residents were present. Paul and the Board extended a 'thank you' to Diana Portillo and Cathy Simons for their organization of the event. The pool furniture and rocking chair should be delivered soon.

Architectural: Minutes were presented from the last ACC Meeting. There were no applications submitted. The committee is organizing color selection choices by owners for 2023 painting project. Once completed, the committee will provide choices to the Board and manager.

Irrigation, Landscaping & Ponds: The Board would like follow-up to Carol Galloway's email concerns; manager to obtain from Your Green Team. Paul indicated irrigation leak at back corner of pool area; manager to send to landscaper. Betty Cutting met with Kevin with Your Green Team. The Board would like an understanding regarding cost to hand pull weeds monthly from entry jasmine if not in the contract. Kevin indicated that they will rake the oak leaves out of jasmine at the beginning of March-2023. Manager to arrange with Your Green Team to pick-up sticks around front pond in January.

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5. Former Business Items:

Piper Fire Hydrant inspection: Completed.

Solar Panel Policy: Adjustments were made. Board to vote on at the June Board Meeting.

Roof Repair/Maintenance Policy: The Board will review via email and let manager know about any further adjustments. Board to vote on at the June Board Meeting.

Mailbox Numbers: Will be ordered from SignsNow going forward.

Reserve Advisors: Appointment in March; engineer will be in touch w/exact date/time when March draws closer. Board requested date options to ensure availability of most.

5. New Business Items:

2023 Building Painting: The Board reviewed proposal for \$44,600 from Certa Pro Painters. Paul indicated that pricing is in line with reserve study. The project will begin at the beginning of March-2023. 7 buildings and 9 doors. Rusted corner beads identified (10 total). Windowsill rebuilds were identified. Addresses with windowsill rebuilds will be indicated in the communication regarding coordination of payment/repair. If entryway ceilings are blue will remain blue, and if white will remain white. Communication will be mailed to all owners making all aware of the project.

6. Owners Comments: Owner commented that other owners are not reading communication about community events. Owners would like to know when poinsettias are pulled out so that they can take them home; manager will let Board know so that it can be posted on message board and manager will coordinate an email blast. Owner has armadillo digging in his yard; board members gave suggestions. Owner still seeing puddling due to irrigation; manager will ask Your Green Team to check. The Board will troubleshoot pedestrian gate key access. Center island entrance shrubs need to be replaced; sparse. Entry beds are full of weeds.

Adjournment

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

Resolve: To adjourn the meeting at 8:20 p.m.

APPROVED BY THE BOARD OF DIRECTORS 01/09/2023

Prepared by Manager on behalf of Secretary