

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
January 9, 2023
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 December 12, 2022.

On Motion: Duly made by Michael, 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. Brenda will speak with Unit ID 5163 regarding COI.

3. Committee Reports

Neighborhood Watch: Susanne Cotty presented. First meeting to occur next week, at which time the team members will choose a new sign.

Gates/Cameras: The Board decided to move forward with the proposal from American Access Controls to replace the exit gate hinges for \$2,449.93.

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

Resolve: To approve replacement of the exit gate hinges by American Access Controls for \$2,449.93.

Pool, Clubhouse & Social: Diana Portillo and Michael Toomer to investigate pricing for flooring replacement in the clubhouse. The Board stated that annual HVAC preventative maintenance is sufficient; performed annually in August.

Architectural: Minutes were presented from the last ACC Meeting. There were 3 applications submitted and approved. The committee is half-way through color selection choices by owners for 2023 painting project.

Irrigation, Landscaping & Ponds: The Board discussed proposals from Green Team. The Board agreed to wait for the soil sampling test results before moving forward with improvement of the front entryway area (jasmine).

4. Former Business Items:

Reserve Advisors: Awaiting meeting dates for March from vendor.

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5. New Business Items:

Mailing regarding painting project, water shut-off event, gate code and misc. information:
Adjustments were made and will be mailed on February 2, 2023.

CD Rates: Two officers will coordinate with Edward Jones to move money into a CD. Brenda to advise the Board regarding the amount to move and length of time.

6. Owners Comments: Bird with a broken leg is in the pool area; owners have called a volunteer rescue to capture it. Blinds in clubhouse need to be replaced (west doors leading to pool). Manager will ask handyman to replace. Areas on Savannah Landings Ave and new sod near exit gate are showing signs of stress. The Board would like the irrigation for the entire community checked. Manager to communicate with Green Team. Discussion regarding types of water shut off valves.

Adjournment

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

Resolve: To adjourn the meeting at 8:02 p.m.

APPROVED BY THE BOARD OF DIRECTORS 2/13/2023

Prepared by Manager on behalf of Secretary