

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, Florida  
February 13, 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 January 9, 2023.

**On Motion:** Duly made by Betty, second by Michael 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 to obtain update from Conyers Plumbing if an additional water shut off date is needed, or if they were able to get everything scheduled for 3/2. Manager will update the Board.

## 3. Committee Reports

**Neighborhood Watch:** Susanne Cotty presented. All seven zones now have block captains. Sign received. Program overview distributed. Block captains are: Mac Chandler, Carol Galloway, Lillian Gaines (2 zones), Farrell Matthews, Nancy Miller and Susanne Cotty. Discussion regarding how emergency situations should be handled.

**Gates/Cameras:** Exit gate hinge replaced.

**Pool, Clubhouse & Social:** Diana Portillo and Michael Toomer to investigate pricing for flooring replacement in the clubhouse.

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

**Resolve:** To approve carpets in areas of clubhouse, not vinyl or tile. Vinyl or tile is OK in kitchen area only.

Proposal from Advanced Pools for pool resurfacing was presented. Owners will be notified regarding pool closure event.

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

**Resolve:** To accept the proposal from Advanced Pools for quartz option for \$9,820.

**Architectural:** Minutes were presented from the last ACC Meeting. There were no applications submitted. The committee has finished building color selection choices and currently working on owner door color selections.

**Irrigation, Landscaping & Ponds:** The Board discussed improvements to the front entry. **Update as of 3/13/2023:** Per Your Green Team, there will be no additional cost to maintain the area after the sod is installed.

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**On Motion:** Duly made by Michael, second by Paul and carried forward by Dan. Betty and Brenda voted no.

**Resolve:** To accept proposed amount of \$1,933 for irrigation changes needed to support the installation of sod and proposed \$5,275 for removal of jasmine, installation of sod and mulch. The cost of the irrigation changes needed was reduced from the original quote of \$3,548. Removal of the Jasmine decision was made because of concerns about maintenance of this area.

#### 4. Former Business Items:

**Painting Project:** 2023 Painting Project information was mailed to all residents on January 31, 2023. Project to begin March 6<sup>th</sup>.

**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.

**Reserve Advisors:** Zoom meeting w/Reserve Advisors to occur on February 27<sup>th</sup> with the Board. On site inspection to occur on March 1<sup>st</sup>.

**Ball vs. Gate Valve update:** Association reminders, gate code changes and water shut off event mailing was sent to all residents on January 27, 2023. Manager will inquire with Conyers Plumbing if an additional date is needed for an another water shut off event due to overwhelming response by owners to have work performed.

#### 5. New Business Items:

**Amendment to Declaration defining 'owner':** Board asked for attorney to recommend language for amendment and vote count needed for amendment to pass; manager to obtain.

**6. Owners Comments:** Residents are walking dogs in back of private property, behind homes. Board to investigate audio system for board meetings. Landscaping concerns: crew rushing through community, not trimming appropriately, no weeding, plastic water bottles left everywhere, small center island concerns, front entry improvement suggestions in front of monument signs. Windowsill repair questions. Comments from owners regarding board agenda items and owners opportunity to ask questions/make comments. Owner encouraged board to be fiscally conservative. Comments regarding water valve costs.

#### Adjournment

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

**Resolve:** To adjourn the meeting at 8:49 p.m.

APPROVED BY THE BOARD OF DIRECTORS 3/13/2023

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Prepared by Manager on behalf of Secretary