

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

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

**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. Manager will inquire regarding expiration date of the Ozark MM account. The Board would like to place \$110,000 in a CD with TD Bank at the best interest rate/duration possible. Paul Davis, Vice President, is willing to be a signor on the account.

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

**Resolve:** To place \$110,000 in a CD with TD Bank at the best interest rate/duration possible. Paul Davis, Vice President, will be a signor on the account.

Manager submitted work order to 2 streetlights at entrance to be painted that are currently faded.

## 3. Committee Reports

**Neighborhood Watch:** Susanne Cotty presented. Information has been collected by the block captains.

**Gates/Cameras:** American Access Controls stated that Association does not have to change out the gates at same time as replacing operators. Bollard next to keypad will be painted by vendor at next preventative maintenance service.

**Pool, Clubhouse & Social:** Diana Portillo presented. Working on pricing for flooring replacement in the clubhouse. Manager indicated that a postcard was mailed to all residents on March 9, 2023 regarding the pool closure for resurfacing.

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

**Irrigation, Landscaping & Ponds:** Proposal from The Lake Doctors for aerator maintenance was approved for \$1,967.25. Two proposals from CES Engineering for SWFWMD Inspection for \$270 and clean outfall area for \$800 were approved. Discussion regarding installation of signs in front of owner-maintained beds/landscaping; Board/manager to research. The board reviewed 2 proposals for pressure washing. Instead, they would like to engage Certa Pro Painters for proposal to paint the wall from monument walls/entrance to gates (front/top), pressure wash back of areas only, and assess 'Savannah Landings' signs for replacement.

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Proposal from Your Green Team was presented for \$1,486.55 to remove clay valve and install a backflow on pump. This will help to improve water pressure throughout the community.

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

**Resolve:** To approve the proposal as presented.

#### 4. Former Business Items:

**Declaration Amendment – definition of owner:** Manager to send proposed amendment to the Board. The Board would like notification sent w/proxy to owners in May, with the 1<sup>st</sup> Annual Meeting Notice, along with a letter regarding why it is important to amend.

**HSLWT:** The Board reviewed the changes. Notice will be mailed to owners in May that the changes will be considered at the June meeting.

**Reserve Study:** Completed. The Board has up to 6 months to make any changes to the study. Board will discuss changes at the May 2023 board meeting.

**Ball vs. Gate Valve update:** Manager reported that a number of owners did not get valves replaced. The next water shutoff event will occur February 2025 at which time owners should test their valves so that if they have an emergency event, it will not cause a disruption to the entire neighborhood. Conyers Plumbing informed that 22 ball valves were replaced by them, and count unknown how many other plumbers replaced valves this on March 2<sup>nd</sup>.

**Painting Project:** Four buildings have been completed. Michael informed that updated scope from Sherwin Williams (Doug Wendell) was sent the board; Resilience paint is now called Latitude.

#### 5. New Business Items: None.

**6. Owners Comments:** Water valve questions. Inquiry with the Board on number of bids obtained for roof and painting projects; board indicated at least 3 bids were received for each project. Owner emailed regarding landscaping/irrigation concerns and manager to re-forward the email to the landscapers. Michael indicated that irrigation clock was changed and incorrect. Once landscaping team found out it was changed, they corrected. Landscaping team does not know who changed it. Green Team will update the irrigation zone map on website. Concerns regarding crape myrtle trimming and posting signs for landscaping crew to not trim. Board looking into ability for owners to place such signs. Concern regarding grass dying in an owner's yard as it was installed not too long ago. Landscapers have been running over pest control plastic signs with lawnmowers instead of picking up.

#### Adjournment

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

**Resolve:** To adjourn the meeting at 8:12 p.m.

APPROVED BY THE BOARD OF DIRECTORS 04/10/2023

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Prepared by Manager on behalf of Secretary