

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
April 10, 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, Betty Cutting and Brenda Tucker 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 March 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. The Board decided to escalate Unit ID 5110 to the attorney. Information regarding garage door seals was mailed to all owners on March 30, 2023. Backflow inspection was completed in March.

3. Committee Reports

Neighborhood Watch: No updates.

Gates/Cameras: American Access Controls has performed some troubleshooting. Gate is working okay at this moment. No issues with the cameras.

Pool, Clubhouse & Social: Diana Portillo presented. Working on pricing for flooring replacement in the clubhouse. At next Board meeting, Diana will provide date/time for BBQ. Per Dan Wiggins, pool resurfacing underway.

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

Irrigation, Landscaping & Ponds: Per Michael Toomer, 3 irrigation technicians due out on Tuesday from Green Team. Question regarding mowing new sod out front and appears that Green Team will be using a mower with a smaller deck. Aerator preventative maintenance to be performed before the end of April. SWFWMD permit inspection pending completion by CES Engineering.

4. Former Business Items:

Small Yard Signs: No amendment proposed to the Declaration at this time. Removing from future agenda.

5. New Business Items:

Maple Tree Concerns (3609, 3611 and 3613 Savannah Lake Place): Concern presented via email. The Board agreed to pay for removal and stump grinding.

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

Resolve: To arrange for the removal/stump grinding/payment of the 4 Maple trees.

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Monument signs/wall painting: The Architectural Committee presented colors and Board approved. Painting will occur soon by Certa Pro Painters. Caramelized SW 9186 will be painted on most of the walls and Cottage Cream SW 7678 will be painted on most of the trim.

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

Resolve: To approved colors described above for the entrance walls/monument signs.

Mailings: Manager reviewed upcoming timelines for the 1st & 2nd Annual Meeting Notices.

6. Owners Comments: Irrigation, dead grass, weeds in jasmine, change out of jasmine at some time in the future. Ground cover around message board was in good condition but removed during recent project; Board is considering blue daze around the sign. Fire truck recently observed in the community. Gate finial painting was discussed; Cathy Simons to present more information in future. Unleased dog concern and owner trespassing onto neighbor's properties was emailed to management and conveyed to the Board.

Adjournment

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

Resolve: To adjourn the meeting at 7:47 p.m.

APPROVED BY THE BOARD OF DIRECTORS 05/08/2023

Prepared by Manager on behalf of Secretary