

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
May 8, 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 April 10, 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. Uniform Collections Policy was reviewed with the Board.

3. Committee Reports

Neighborhood Watch: Chandler presented. Owners were encouraged to dial 911 regarding suspicious activity or trespassers observed.

Gates/Cameras: Board would like proposal to paint the gate. Board will engage Doug Wandell w/Sherwin Williams for recommended vendors and scope of work. Cathy Simons had purchased paint for finials. Brenda indicated that she is having trouble accessing cameras. Server reset and still not working. Manager to reach out to ISC for service call, to meet with Paul/Brenda, to propose a UPS for backup footage, and to troubleshoot camera access issues.

Pool, Clubhouse & Social: The BBQ will be held on Sunday, June 4th at 1:30pm. RSVP to Diana Portillo by May 30th. Carpet proposals tabled until June.

Architectural: Minutes were presented from the last ACC Meeting. One application submitted/approved.

Irrigation, Landscaping & Ponds:

- o Maple trees behind 3609-3613 Savannah Lake Place: Pete & Ron's sent proposal for incorrect trees. They will re-quote.
- o Tree at front entry hanging low; Pete & Ron's to evaluate.
- o Trees along south side of wetland pond (Brenda): Manager will ask Scott with Pete & Ron's to evaluate. Brenda willing to meet with Scott when he arrives.
- o Entry/Exit monument sign area - landscaping: The Board agreed to remove the jasmine ground cover for \$200 and to install annuals for 1 quarter for \$180. Board will determine if they wish to continue with quarterly annuals thereafter or switch to perennials.

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

Resolve: To remove jasmine ground cover for \$200. To install annuals for \$180. To determine after first quarterly cycle whether to continue to annuals or switch to perennials.

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- Keypad island shrubs: shrubs are old and need to be updated. Manager to reach out to Green Team for a proposal to replace.
- Entry/Exit monument sign area - shrubs: The Board would like proposal from Green Team to replace these shrubs. Manager to reach out to vendor for proposal.

4. Former Business Items:

Changes to Reserve Study from Board: Tabled.

HSLWT: The Board approved the changes. Will be presented at June meeting for final vote.

5. New Business Items:

Inside wall along Springvale (dirty): Michael to reach out to Doug Wandell with Sherwin Williams to evaluate/recommend.

6. Owners Comments: 1212 Georgia Trace Ave concern regarding stucco repair done at roof replacement last year, that may not have been sealed; Michael will ask Doug Wandell with Sherwin Williams to evaluate. Brenda would like Doug/Sherwin Williams to look at the paint under her windows. Owner concern that shrubs in street easement area are old; Board indicated that reserve study has future funds for replacement.

Adjournment

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

Resolve: To adjourn the meeting at 8:03 p.m.

APPROVED BY THE BOARD OF DIRECTORS 06/12/2023

Prepared by Manager on behalf of Secretary