

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
June 12, 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 and Dan Wiggins 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 May 8, 2023.

On Motion: Duly made by Paul, 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. The First Annual Meeting Notice and community updates was mailed to all owners on May 15, 2023.

3. Committee Reports

Neighborhood Watch: Susanne presented. Committee determined to hold 2 meetings per year. Committee is putting together a Neighborhood Directory with name, address, phone and email of owners, as well as a zone map. Debra Patrias is now a block captain.

Gates/Cameras: Still trying to coordinate a meeting onsite with Paul/Brenda and ISC for service call, to propose a UPS for backup footage, and to troubleshoot camera access issues. Awaiting proposals for vehicle gate painting and pony wall fence from 3 vendors.

Pool, Clubhouse & Social: The social was held on Sunday, June 4th. About 28 residents were present. Pool sign outside of the pool gate will be replaced soon. Clubhouse carpet proposals tabled.

Architectural: Minutes were presented from the last ACC Meeting. No new applications. Question about window ac units. ACC referred to Declaration, Article III, Section 8. Committee determined interpretation of section to not allow window ac units on any side of a dwelling which faces a street or common area. If application submitted, owner will also be required to maintain the window unit. ACC is canceling their July meeting. Faye Peavyhouse has resigned from the ACC Committee.

Door painting was discussed by the Board, and they stated that 3510 Grand Magnolia Place needs the door completely stripped, primed, and then painted. Michael stated that it seems like doors facing east have the most bubbling. Michael also indicated that he looked at Brenda's spot on her gutter with Doug Wandell with Sherwin Williams and the black spot is not a paint bleed-through.

Irrigation, Landscaping & Ponds:

Maple trees behind 3609-3613 Savannah Lake Place and Laurel Oak near wetland pond: Three proposals received. Board decided to move forward with proposal from Panorama Tree Care for \$1,690 which includes removal of the laurel oak leaning south near wetland pond.

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

Resolve: To waive the reading of the minutes and approve them as presented.

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Landscaping improvements at entry/exit monument sign area and keypad area: Remove Arboicola at entrance and exit side. Replace with Ruby Red Lorapetalum and 7 yards of mulch. Keypad island: Ten 3-gallon Burford Holly shrubs to replace existing shrubs. Total is \$1,740.00.

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

Resolve: To approve the proposal for \$1,740.00 for improvements to front entry and keypad island as presented.

4. Former Business Items:

HSLWT: Notice was mailed on May 15, 2023 to inform owners that the Board will consider changes to the Rules/Regulations also known as How Savannah Landings Works Together. The Board reviewed the changes. The revised document will be made available on the Association's website.

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

Resolve: To approve the changes to How Savannah Landings Works Together as presented.

Reserve study: Reserve Advisors suggested \$155,000 for 2024 reserves contributions. The current pulled reserves contributions are \$186,684. The Board would like the 2024 reserve contributions to reflect \$189,000 with adjustments made to asset amounts accordingly by Reserve Advisors. Manager to communicate with Reserve Advisors about the change.

5. New Business Items:

Inside wall along Springvale: Michael met with Doug Wandell with Sherwin Williams. It was determined to leave as is due to vines growing on the wall.

6. Owners Comments: Teco street light poles have not been painted yet. Discussion regarding stray cats. Debra Patrias to contact an organization that places stray cats in homes. Visitor observed using the pool area without the owner; if behavior continues, owner will report to management. Neighbor has been observed chasing her small dog onto other owner's properties. Owners are concerned that the neighbor will get hurt on their property and liability/risk. Various landscaping concerns expressed (rut in back yard, crape myrtle not being trimmed in a timely manner, dead oleander, and viburnum bushes need trimming). Concern regarding a board member not attending meetings in person. Speeding has been observed late at night. Ant nest outside double doors in pool area; manager to engage Priority Pest. Owner expressed concern regarding responsibility of maintenance of trees on owner's lots.

Adjournment

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

Resolve: To adjourn the meeting at 8:07 p.m.

APPROVED BY THE BOARD OF DIRECTORS 7/10/2023

Prepared by Manager on behalf of Secretary