

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting  
July 10, 2023 at 7:00PM  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, FL 33596  
Meeting Minutes**

**1. Call to Order-Certifying of Quorum:**

The Annual Membership Meeting was called to order by President Michael Toomer at 7:09 p.m. Directors Paul Davis, Brenda Tucker, Dan Wiggins and Betty Cutting were also in attendance. Jeana Wynja represented McNeil Management. It was determined that a quorum was established with a total of fifty-eight (58) lots represented, forty (40) in person and eighteen (18) by proxy.

**Proof of Timely Notice:**

Proper notice of the meeting was mailed to all owners on May 15, 2023 (First Notice) and June 19, 2023 (Second Notice). Manager will place the Affidavit of Mailing in the Association files.

**Reading of Unapproved Minutes:**

Manager presented the 2022 Annual Meeting Minutes dated July 12, 2022.

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

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

**2. Unfinished Business:** None

**3. New Business**

**Community Update:**

Michael Toomer presented highlights. Front entry improvements: jasmine replaced with sod, walls painted, shrubs replaced. Six buildings were painted. Pool was refurbished. Pool pavers were cleaned; sand installed between the pavers. New pool furniture purchased. Irrigation well pump was replaced. Numerous irrigation repairs were performed. Reserve study was updated. Michael extended a special thank you to Betty Cutting and Brenda Tucker for their many years of service on the Board, and to Paul Davis, Dan Wiggins and Jeana Wynja. Paul Davis extended a thank you to Michael as well.

**Annual Reporting Requirement:**

Owners were informed that the Florida Statutes standard for financial reporting is based upon the Association's revenue level for the fiscal year. The Association was presented with options, to prepare the appropriate financial reporting per Florida Statutes standards or to prepare a statement of cash receipts and disbursements for free in lieu of Florida Statutes annual financial reporting standards. The owners present decided to engage in preparation of cash receipts and disbursements in lieu of Florida Statutes annual reporting standards.

**Rollover of Funds from 2023 to 2024:**

As a formality, the Association's CPA has suggested that the membership document their desire to roll over any excess funds from one year to the next as a precautionary measure to avoid the inadvertent taxation of assessment income. The vote was cast, and the majority of owners present chose to rollover the funds from year 2023 to 2024.

**Election of Directors:**

Manager indicated that three director's terms were expiring. Four homeowners expressed a desire to serve (Michael Fanning, Norman 'Farrell' Matthews, Mary 'Gina' Thurman, and Dan Wiggins). Manager opened the floor for additional director nominations. There were no additional nominations from the floor. The floor was closed to nominations. Election was held and results were as follows: Michael Fanning, Norman 'Farrell' Matthews, and Dan Wiggins.

**Amendment Vote:**

Proposed Amendment to Article I, Definitions, Section 16 of the Declaration was presented to the membership. Proxy/proposed language was mailed to all homeowners on June 19, 2023. A total of 53 homeowners votes yes in favor, and 1 opposed. The Amendment did not pass. The membership

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agreed to reconvene the Annual Meeting, to collect more proxies to achieve quantity needed for the Amendment to pass.

4. **Homeowner Comments:** No further comments.

5. **Reconvene**

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

**Resolve:** At 7:40 p.m., the Annual Membership Meeting was reconvened to August 14, 2023 at 7:00 p.m. at the Savannah Landings Clubhouse, 3604 Grand Magnolia Place, Valrico, FL 33596, to collect more proxies for the Amendment to pass.

**RECONVENED Annual Membership Meeting  
August 14, 2023 at 7:00PM  
Savannah Landings Clubhouse  
3604 Grand Magnolia Place, Valrico, FL 33596  
Meeting Minutes**

**1. Call to Order-Certifying of Quorum:** The Annual Membership Meeting was reconvened at 7:00 p.m. by Michael Toomer. Membership quorum was certified/established at the meeting on July 10, 2023. Another notice was mailed on July 14, 2023 to all homeowners regarding the Proposed Amendment and proxies needed.

**2. Unfinished Business: Amendment Vote re: Article I, Definitions, Section 16 of the Declaration:** Additional proxies were received from homeowners. Tally performed as follows: 75 yes votes and 1 no vote. Amendment passed and will be recorded with the Clerk's office. The updated version will be made available on the Association's website.

**3. Adjournment:**

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

**Resolve:** At 7:02 p.m., the Annual Membership Meeting adjourned.

Approved at the July 8<sup>th</sup>, 2024 Annual Membership Meeting

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Prepared by Manager on behalf of the Board of Directors