

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida July 10, 2023 Meeting Minutes

1. Call to Order

The meeting was called to order by President Michael Toomer at 7:44 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Paul Davis, Dan Wiggins and Farrell Matthews 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 June 12, 2023.

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

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

Officer Positions: The Board discussed the following officer positions: Michael Toomer, President; Paul Davis, Vice President; Mike Fanning, Treasurer; Dan Wiggins, Secretary; and Farrell Matthews, Director.

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

Resolve: To approve the officer positions as presented.

Farrell will obtain the keys to the bulletin and message board from Betty Cutting.

2. Management Reports: Manager presented the financial reports and management reports. Manager to research status of insurance certificate for Unit ID # 5110.

3. Committee Reports

Neighborhood Watch: Susanne presented. Committee is working on booklet containing owner information.

Gates/Cameras: Still trying to coordinate a meeting onsite with Paul and ISC for service call, to propose a UPS for backup footage, and to troubleshoot camera access issues. Gates: Three vendors were engaged and two proposals were received for vehicle gate painting. Certa Pro Painters proposal was the most competitive at \$2,650.

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

Resolve: To accept the proposal from Certa Pro Painters as presented.

Pool, Clubhouse & Social: No update regarding carpet replacement proposals. HVAC PM will be scheduled for August; manager to arrange and Dan is willing to meet vendor on site. New clock needed at the pool area; Michael/Rhonda will look for one. Ant spraying has occurred. Window cleaning will occur in August.

Architectural: No meeting occurred in July. Door painting of 3510 Grand Magnolia Place was discussed. The Architectural Committee would like to add Betty Cutting as an Architectural Committee member.

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

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Resolve: To appoint Betty Cutting as a member of the Architectural Committee.

Irrigation, Landscaping & Ponds:

SWFWMD irrigation variance was presented and signed by Michael Toomer. Manager relayed message from CES Engineering regarding silt in front pond; Board indicated that observations have been made and silt is not affecting drainage flow.

4. Former Business Items: None

5. New Business Items:

Preservation of Covenants & Restrictions: Per Florida Statutes 720.3032, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA). The Association's Declaration was recorded 16 years ago, so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents around the 25-30 year mark.

Florida Statutes change regarding agendas: Beginning October 1, 2023, Board meeting agendas must be posted at least 48 hours in advance of the meeting. Farrell will undertake the task.

Sidewalk Evaluation: Dan and Farrell will team together to evaluate lifting sidewalks throughout the community.

Water shut off valves: Discussed. Manager to send the Board the asbuilt drawings.

6. Owners Comments: No update regarding Debra Patrias' contact with organization that places stray cats in homes. Owner written concern regarding landscaping events was discussed; new sod will be installed where ruts exist on her property. Oleander between properties at culdesac on Savannah Lake Place will be removed on Thursday. Another owner concern regarding trimming of azaleas bushes and removal of dead azalea bushes near clubhouse; will occur on Thursday. Owner called with roof concerns; manager asked her to put concerns in writing so that they can be submitted to the Board. Owner concern regarding pond water levels.

Adjournment

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

Resolve: To adjourn the meeting at 8:33 p.m.

APPROVED BY THE BOARD OF DIRECTORS 08/14/2023

Prepared by Manager on behalf of Secretary