

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
August 14, 2023
Meeting Minutes**

1. Call to Order

The meeting was called to order by President Michael Toomer at 7:03 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Paul Davis, Dan Wiggins, Mike Fanning 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 July 10, 2023.

On Motion: Duly made by Michael, second by Mike 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. Board would like status update regarding Unit ID # 5087 (A/R Report) if the house is listed for sale yet.

3. Committee Reports

Neighborhood Watch: Susanne presented. Draft directory presented. Comments regarding formatting/spelling suggested.

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

Resolve: For the Neighborhood Watch Committee to coordinate printing in color after re-formatted as suggested.

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

Resolve: To distribute hard copy to all homeowners. To table placing the directory on the homeowner portal.

Gates/Cameras: Dan met with Jeremy with ISC on August 4th regarding cameras. Awaiting proposal; manager to reach out to Mary with ISC again for proposal status.

Pool, Clubhouse & Social: No update regarding carpet replacement proposals. HVAC PM rescheduled for January-2024. New clock for pool area to arrive this week. Manager to touch base with window cleaner again about when it will be done this month.

Architectural: Two applications submitted/approved. Door at 3510 Grand Magnolia Place was stripped/painted last week. Owner has acknowledged that they will stump grind tree that was removed on Savannah Landings Avenue and will re-sod overtop.

Irrigation, Landscaping & Ponds: Dead bushes observed around community, especially in front of homes. Cathy Simons and Paul Davis to evaluate and compile a count.

4. Former Business Items:

Sidewalk Evaluation: Dan and Farrell evaluated and there are not sidewalk concerns.

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Water shut-off valves: Farrell still evaluating. Will stop by management office to review the Asbuilt drawings.

5. New Business Items:

Landscaping Maintenance proposals: The Board is working on a request for proposal to be sent to prospective landscapers. Comments during the meeting: include ongoing maintenance between 1105-1107 Georgia Trace Avenue and bushes by the pond should be trimmed at least once a year.

2024 Pre-Budget Meeting: Manager to propose dates for the Board.

Key cores: Handyman will check/change cores on back clubhouse door from pool to restrooms and kitchen. Manager to contact American Access controls about pedestrian gate core. Homeowners stated that many are having difficulties turning the keys to open doors/gate mentioned above.

6. Owners Comments: Landscaping maintenance between 1105-1107 Georgia Trace Avenue. Various landscaping concerns throughout community. Commercial vehicle has been parked overnight on the street. Rust control and sidewalk cleaning concerns (affecting grass). Certificate of insurance concern and communication from staff when received. Armadillo digging in berm; Board members offered solutions. Vine in berm area needs to be contained; edging not occurring; manager to communicate with Green Team. Irrigation leak side/behind clubhouse reported to Green Team previously; manager to send again. Mike Fanning to setup a training session for homeowners on how to use the new homeowner portal; Mike to communicate date and manager will send out email blast; training to occur in October.

Adjournment

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

Resolve: To adjourn the meeting at 8:05 p.m.

APPROVED BY THE BOARD OF DIRECTORS 09/11/2023

Prepared by Manager on behalf of Secretary