

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
September 11, 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 August 14, 2023.

On Motion: Duly made by Michael, second by Dan 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. Fee agreement from Tankel Law Group was signed. Attorney will work to correct entity errors with Brevard County.

3. Committee Reports

Neighborhood Watch: Manager presented updates on behalf of Susanne Cotty.

Gates/Cameras: ISC Proposal for cameras presented. Paul and Dan to revisit scope of work for cameras, and then would like to engage another vendor for a proposal. Proposal from American Access Controls presented to the Board for entry gate hinge. American Access Controls will perform troubleshooting on the gate as to why it is intermittently staying open for 10 minutes at a time. Lock core on pedestrian gate has been changed out and working fine, per Dan.

Pool, Clubhouse & Social: Diana provided the Board with proposals from 3 vendors. The Board decided to move forward with the proposal from G. Fried Flooring America for \$6,411.97 to remove existing flooring and install new carpet tiles (main areas) and vinyl (kitchen). Manager will send vendor approved proposal and will provide installation date to Diana. Diana will coordinate vacating books from the rooms.

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

Resolve: To approve proposal from G. Fried Flooring America as presented.

Lock core on clubhouse door from restrooms to pool has been changed and working fine, per Dan.

Architectural: One application submitted/approved.

Irrigation, Landscaping & Ponds: Paul and Cathy performed a survey of dead bushes throughout the community that needs replacement. Cathy will coordinate obtaining a proposal from Green Team. Landscaping team indicated that they are ordering mulch for October and wanted confirmation regarding mulch color. The Board indicated Red Cypress Mulch, bags not sprayed. Street poles at front entry have been painted.

4. Former Business Items:

Water shut-off valves: Tabled.

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5. New Business Items:

Landscaping Maintenance proposals: Scope of work completed. Request for proposal sent to numerous vendors. Manager will communicate with vendors regarding extended timeline i.e. until September 28th and for vendors to ensure that they setup date/time to walk with the Board.

2024 Building and Door Painting: Paul indicated that Buildings 7, 8, 9, 10, 11, 12 and 28 will be painted in 2024. Doors will be evaluated.

2024 Pre-Budget planning: Board waiting for proposals from landscaping vendors before finalizing budget.

Homeowner portal training by Mike Fanning: Tabled.

Annual letter from Board: Due by next month's meeting.

Fire extinguisher inspection: Pending completion.

Towing contract: Stepp's no longer services HOA's. Target Recovery & Towing contract approved by the Board. Signs will be posted at the community by the vendor.

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

Resolve: To approve the contract from Target Recovery & Towing.

6. Owners Comments: Many landscaping maintenance concerns communicated by homeowners. Sod affected by sidewalk cleaning has grown back in just fine. Encouraged a homeowner to complete an enforcement request form regarding a neighbor event. Homeowner interested in portal training. Question about redirecting gutter downspouts; Board informed that this is a homeowner responsibility. Concerns regarding driveway wear/tear, oil stains. Hedges along fence line need trimming. Berm edging concerns behind Georgia Trace Ave. Front pond seems to be draining better; Michael indicated that he monitors the outfall for debris buildup on a weekly basis.

Adjournment

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

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

APPROVED BY THE BOARD OF DIRECTORS ON 10/09/2023

Prepared by Manager on behalf of Secretary