

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting Savannah Landings Clubhouse 3604 Grand Magnolia Place, Valrico, Florida October 9, 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, 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 September 11, 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 Board decided to send Unit ID 5115 to Association's attorney.

3. Committee Reports

Neighborhood Watch: Susanne Cotty presented. Directory has been printed/distributed. She extended a 'thank you' to the block captains.

Gates/Cameras: Manager to send Paul information on another vendor who handles cameras. Gate continues to stay open for periods of time. Entry gate hinges should be replaced soon. Manager to update American Access Controls again regarding the gate opening event and obtain eta for entry gate hinge installation (American Access Controls will troubleshoot gate opening event when hinges are replaced).

Pool, Clubhouse & Social: Carpet to be replaced this week. Kitchen lock still giving a homeowner a problem. Will see if a new key helps homeowner who is having trouble with the lock.

Architectural: Three applications submitted/approved.

Irrigation, Landscaping & Ponds: Landscaping bid interviews conclude this week. Lake Doctors has been contacted regarding back pond issues. Front pond aerator will be repaired soon. Fran to research fountain aerator cost/functionality.

4. Former Business Items:

Water shut-off valves: Farrell explained due diligence performed. Many shut off valves were buried. More information to come.

5. New Business Items:

Landscaping Bids: Final decision will be made at the November board meeting.

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2024 Budget: Notice regarding tonight's meeting was mailed to all homeowners on September 14, 2023. The board reviewed the proposed budget and assessment increase to \$365 per month. The Board discussed and welcomed owner's comments.

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

Resolve: To approve the 2024 budget and assessment increase to \$365 per month.

Door painting evaluation: Evaluation was performed and there are 28 doors that need to be painted in 2024. Paul will meet with Certa Pro for a proposal and will provide to manager.

Homeowner portal training: Mike Fanning working to coordinate.

2024 Annual letter from board: Board will provide by November.

6. Owners Comments: Comments about the Association's CD and suggestion to put more money into another CD, flags, pool pavers/weeds, kitchen door/lock, pedestrian gate key, bushes along fence too high.

Adjournment

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

Resolve: To adjourn the meeting at 7:48 p.m.

APPROVED BY THE BOARD OF DIRECTORS 11/13/2023

Prepared by Manager on behalf of Secretary