

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
November 13, 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 October 9, 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 agreed to move forward Unit ID # 5106 to collections attorney.

CD Discussion: The Board would like to know the current Ozark Money Market rate and alternative financial institutions that may offer a higher money market rate if Ozark MM is not competitive. Manager to research.

3. Committee Reports

Neighborhood Watch: Susanne Cotty presented. No meeting occurred however report was submitted. Mac spoke of a recent trespassing incident. Deputy Fletcher will attend next month's board meeting.

Gates/Cameras: Board would like American Access Controls to determine resolve for intermittent gate opening (possible loops failure, and if so to provide proposal to replace).

Pool, Clubhouse & Social: Diana Portillo presented. Holiday party is December 2, 2023 from 4-7pm. Homeowners should RSVP to Diana asap. Mike Fanning and the Board extended a 'thank you' to Diana for her great choice of the carpet tiles and orchestrating the carpet replacement event and the library area cleanup.

Architectural: Three applications submitted/approved. Future tree removal applications need to indicate in stipulations that homeowner must stump grind the tree base.

Irrigation, Landscaping & Ponds: Homeowners are welcome to pull the flowers at the front entry beginning on November 17th, before poinsettias are installed. Center berm mulch proposal from Green Team for \$1,300 was presented to the Board. Discussion occurred that not every property is identical (small vs. large yards). It was also expressed that each homeowner needs to be treated as close to identical as possible.

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

Resolve: To approve the center berm mulch proposal from Green Team for \$1,300 as presented.

Proposals from Green Team: Proposal for \$2,307 for various shrub replacement in homeowner's yards and proposal for \$34 for 3-gallon burford holly shrubs; Cathy Simons to give feedback to Board.

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Water cycle change on Savannah Lake Place: Owners stated that yards are not being watered sufficiently. Farrell will look into changing water cycle with irrigation team.

Erosion on back pond: On reserve study for 2024. Board will evaluate for next step. SWFWMD inspection of ponds occurred in May-2023.

Aerator research: Fran Durrance asked to be placed on next month's Board agenda to present information after her research.

Tree trimming: Board will walk community to evaluate needs for HOA managed tree trimming events.

4. Former Business Items:

Landscaping Maintenance bids – final decision: Paul presented. Five bids were received. The decision was a challenge for the Board, but they have decided to remain with Your Green Team due to cost. The Board will be making critical observations for the first 6 months of 2024, checking behind the landscaping team and watching timely follow-through. Some terms are missing from contract presented. The Board will request update from Your Green Team. Tabled for next meeting.

2024 Building/Door Painting Project: Architectural Committee will engage owners regarding color choices. Goal is to start the painting project on January 22, 2024.

Homeowner portal training: Completed.

2024 Annual letter from Board: Mike Fanning to provide before the end of this week.

5. New Business Items:

Mailbox cleaning & numbers: Board will evaluate numbers needed. The Board would like a quote from TEK Enterprises to clean the mailboxes again this year. Manager to engage.

Hydrant Inspection: Occurred November 2, 2023 and all hydrants passed inspection.

6. Owners Comments: Squirrels eating driplines; owners were encouraged to submit a Landscaping/Irrigation request form and manager will forward to irrigation team and cc Farrell on the email. Owner indicated that her neighbor's shrubs are growing into her yard in back; she was encouraged to submit a landscaping request form. Owner extended a 'thank you' to the board for spraying the berm. Owner commented that her mailbox flag is 'squished' next to neighbor's mailbox and wanted to know if anything can be done.

Adjournment

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

Resolve: To adjourn the meeting at 8:20 p.m.

APPROVED BY THE BOARD OF DIRECTORS 12/11/2023

Prepared by Manager on behalf of Secretary