

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
December 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, 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 November 13, 2023.

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

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

2. Management Reports: Manager presented the financial reports and management reports. The Board approved to have the attorney send an insurance demand notice to Unit ID # 5154.

CD Discussion: The Board would like to place \$110,000 into a CD with Ozark Bank at the best interest rate and duration possible. Paul Davis, Vice President is willing to be a signer on the account.

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

Resolve: To place \$110,000 in a CD with Ozark Bank at the best interest rate/duration possible.

3. Committee Reports

Neighborhood Watch: Susanne Cotty presented. Meeting held today. Board approved reimbursement to Susanne to make more copies of the homeowner directory for new homeowners. It was agreed that the directory should be updated annually and distributed in August each year.

Gates/Cameras: The Board reviewed the proposal from American Access Controls for \$1,730.75 to replace the entry gate loops and detectors.

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

Resolve: To accept the proposal from American Access Controls as presented.

Pool, Clubhouse & Social: Diana Portillo presented. Holiday party was very nice. 32 homeowners were present. The Board extended a 'thank you' to both Diana Portillo and Cathy Simons for making the event enjoyable for all who attended.

Architectural: No applications were submitted. Committee will provide the colors for painting to the Board before the end of the year.

Irrigation, Landscaping & Ponds:

Fran Durrance research – aerators and pond erosion: Fran Durrance prepared and presented information to the board regarding aerator and erosion research. The Board will review the information and discuss at the next board meeting.

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Green Team – shrubs replacement: Tabled until February/March.

Farrell Matthews – water cycle change update: Farrell met with Green Team and discussed issues around community. Squirrels eating drip lines. Board concurred that Association should pay for replacement of drip lines when needed rather than individual homeowners. Watering changed to 1 day per week, but owners can expect to see the system run over 3 days. Green Team checked all sprinkler heads.

Mulch reimbursement: Carol Galloway previously presented concern that she had paid Green Team to put down mulch in her back area along berm, and then the Board decided to engage Green Team to mulch the entire berm area between Savannah Landings Ave and Georgia Trace Ave. Homeowner spent \$71.20 to mulch and asked the Board for consideration to reimburse her. The Board considered and agreed to reimburse.

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

Resolve: To reimburse Carol Galloway \$71.20 for mulch purchased for berm area prior to the Association engaging vendor to mulch entire berm.

4. Former Business Items:

Final Revisions to Your Green Team contract: All changes were made by Your Green Team.

2024 Building/Door Painting Project: Architectural Committee will have colors to Board by the end of this year. Certa Pro will start painting on January 22, 2024. The Board reviewed/approved the letter to be mailed to all homeowners which will go out soon. Postcard regarding garage door seals will be mailed in February.

Mailbox numbers: Sample presented. Board will measure and provide accurate measurements to the manager so that new numbers fit within area.

5. New Business Items:

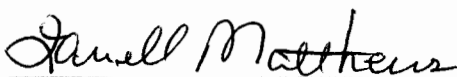
Deputy Fletcher: Presented crime statistics for traffic crashes, theft, and burglaries. Encouraged owners to lock house and car doors and not to leave garage door openers in vehicles. Report suspicious activity to HCSO and your Neighborhood Watch block captain. HCSO will come out if called regarding solicitors only if time allows (not a high priority event). HCSO is hiring. Owner commented that drivers are always running the light at Bloomingdale and Springvale. Deputy Fletcher encouraged reporting events online.

6. Owners Comments: Homeowner concern about removal of books prior to carpet replacement; board will discuss solutions at the next board meeting. Owner concern that reports are not viewable within new portal; manager to inquire with office staff. Paul will create a before/after list of landscaper's responsibilities under old and new contract. Farrell will look at Fran Durrance's mailbox regarding a longer flag arm.

Adjournment

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

Resolve: To adjourn the meeting at 8:35 p.m.



Prepared by Manager on behalf of Secretary