

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
January 8, 2024
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. Doug Pinner represented McNeil Management.

Approval of Minutes:

The Board reviewed the prior board meeting minutes dated December 11, 2023.

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

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

The Board reviewed the prior board meeting minutes dated December 15, 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 reviewed the Homeowner Insurance status report and discussed having the attorney send insurance demand notices. Board also requested attorney collection update regarding Unit 5106.

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

Resolve: To have attorney send an insurance demand letter to any/all units whose insurance policies are expired more than 90 days and have failed to provide proof of renewal.

3. Committee Reports

Neighborhood Watch: Susanne Cotty presented. No incidents.

Pool, Clubhouse & Social: Board reviewed quote from Gulf Coast A/C for routine service/cleaning of clubhouse A/C unit. Pool contractor scheduled to repair pool pump tomorrow under warranty.

On Motion: Duly made by Paul, second by Dan and carried with a vote of 4 in favor 1 opposed.

Resolve: To approve Gulf Coast proposal for A/C service.

Architectural: Several unit owners have submitted payment and approval for additional work per unit. Manager will continue to monitor for payments to arrive and will alert painting contractor accordingly. Farrell is working with Green Team to arrange for irrigation to be shutoff during painting events. Board is meeting with painters @ 9:00am on January 18th for final review before project begins.

Irrigation, Landscaping & Ponds:

Fran Durrance research – aerators and pond erosion: Pond/Aerator discussion tabled until next meeting.

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

PVC Pipe: Discussion moved to next meeting.

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: Board indicated that sample numbers are still not quite the correct size for proper fitment. Board provided updated measurements for desired plaque size at 4 3/4" W x 1 3/8" H. Manager will pass along new measurements and request NEW sample from Signs Now for Board evaluation. Michael will email Manager a list of the units whose mailboxes/numbers need replacing.

5. New Business Items:

Bookshelves and Books: Board and owners discussed need for a few new bookshelves and books. Committee working with owners to obtain reasonable number of valid books to enhance reading options.

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

Resolve: To approve purchase of two (2) bookshelves at \$175 for placement in library/reading room.

Road Resurfacing: Michael explained that road resurfacing estimations for cost and timing are included in reserve study. Michael plans to meet onsite with several road maintenance contractors for their evaluation of the current roadway condition and their recommendations going forward. Other board members or homeowners may participate as desired.

6. Owners Comments: Mike to produce bulleted list of differences to compare/contrast the OLD landscape contract with the NEW landscape contract, to make it easier for everyone to see the changes. Board and Manager responded to questions from owners in attendance.

Adjournment

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

Resolve: To adjourn the meeting at 8:10 p.m.

APPROVED BY BOARD OF DIRECTORS 2/12/24

Prepared by Manager on behalf of Secretary