

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida
February 12, 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.

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 all owners complied with the attorney demand letter except 1110 GT.

3. Committee Reports

Neighborhood Watch: No meeting. No incidents.

Gate/Cameras: Board is good with payment to American Access for replacing loops.

Pool/Clubhouse/Social: Follow up with Gulf Coast Air to contact Dan for work to begin.

Architectural: Committee meeting quarterly. Board requested manager ask Certa Pro for a Release of Lien in conjunction with payment for building painting project.

Landscaping, Irrigation & Ponds: Farrell spoke to them about picking up leaves. All sprinklers should now be back on automatic cycle after painting project completion. Owners can hand water if needed for dry areas. February – landscaper is schedule to conduct aeration and trimming of crepe myrtles.

Fran Durrance research – aerators and pond erosion – Tabled.

PVC Pipe – Tabled.

Green Team shrub replacement – Board/Committee to meet with Green Team re: shrubs needing replacement. Plan was that where dead shrubs are needing replacement, particularly with a different type of shrub, the HOA would pay to replace those that are dead, but the owner would need to pay for replacement of any remaining alive, to maintain uniformity. Board/Committee to investigate further and come up with a plan. Mike/Paul/Cathy to handle plans.

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

4. Business Items

Road Resurfacing: Vendors say roads look good overall, could be up to 5 years before additional work is required, only a few small spots where rocks are showing through. Michael recommends a proposal from Parking Lot Services when the time comes, and he is going to have them look at a sunken area for potential repair.

Mailbox numbers: Michael indicated the 3rd and latest sample is sized appropriately, so Manager will notify Signs Now and email Board a copy of the list of numbers to verify 109 numerical addresses including the clubhouse.

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

Resolve: To proceed with replacing all mailbox numbers at a cost not to exceed \$1,800.

6. Owner Comments: Questions regarding landscaper duties and Mike responded. Owners were referred to the community website-landscape irrigation form to report issues. Discussion about leaves being blown into the plant beds.

Adjournment

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

Resolve: To adjourn the meeting at 8:15 p.m.

Approved at the March 11, 2024 BOD Meeting

Prepared by Manager on behalf of Secretary