

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
May 13, 2024 at 7:00PM
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida

Meeting Minutes

1. Call to Order

The meeting was called to order by President Mike Toomer at 7:00PM. A quorum of the Board was established with Board Members Mike Fanning, Paul Davis, and Dan Wiggins in attendance. Farrell Matthews was unable to attend the meeting. Gigi Holmes represented McNeil Management. Timely meeting notice had been provided to the owners.

Approval of Minutes:

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

Resolve: To approve both the April 8, 2024 and the April 29, 2024 meeting minutes as presented.

2. Management Reports

There were no questions regarding the management reports.

3. Committee Reports

Neighborhood Watch: Committee Member Sue Cotty provided an updated indicating no security incidents had been reported over the past month.

Gate/Cameras: The Board signed the American Access quarterly maintenance renewal agreement.

Pool/Clubhouse/Social: There will be a community picnic on June 15th from 4:00-7:00PM. The Committee created a flyer to be posted on the community website and sent out as an e-blast.

Architectural: No outstanding applications

Landscaping, Irrigation & Ponds:

Shrub Replacement: This project is still ongoing. Management will hold the invoice pending job completion.

Irrigation: It has been reported that there is very low pressure at Building 3 and Building 33 during the scheduled watering cycles. There is a question as to whether too many zones are running at the same time. Management will follow up with Your Green Team regarding this concern.

The Board also discussed the need for overall replacement of the irrigation system. They talked about the possibility of doing it in phases starting with the zones in the worst condition. This will be discussed more in the future.

Aerators: This will be discussed more at future meetings.

4. Old Business

Erosion behind 3608 Savannah Lake Place: This has been resolved with the homeowner.

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5. New Business

Meeting with Attorney Regarding Self-Help Case Law: Dan recapped the meeting the Board had with the attorney regarding the HOA's ability to force place insurance or perform abatements due to violations. He explained the attorney's recommendation to remove the self-help language in the Declaration so that it is not an option for the Board to pursue. This would allow the Association to instead pursue violations through the legal process.

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

Resolve: To move forward with a vote of the members to amend the Declaration by removing the self-help language.

6. Owner Comments:

Carol VanTilburg is worried about the area around Building 3 eroding even worse than it is now if the grass dies before the rains start again. The drought, along with low irrigation pressure, is making it hard to keep this grass alive.

One of the owners has filed a warranty claim on her roof. The area in question was spotted by a drone belonging to her insurance company. The photo shows cracks in a rolled portion of the roofing. Gigi will ask Shingle Masters to check the roofs on the other buildings when they are doing the repair.

Adjournment

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

Resolve: To adjourn the meeting at 7:39PM.

Approved at June 10, 2024 Board of Directors Meeting

Prepared by Manager on behalf of Secretary