

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting**  
**June 10, 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 Farrell Matthews, Paul Davis, and Dan Wiggins in attendance. Mike Fanning 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 the May 13, 2024, meeting minutes as presented.

### 2. Management Reports

The Board reviewed the financial and management reports. There was a question about what has been spent in the category of "Miscellaneous". Gigi will provide a list.

### 3. Committee Reports

**Neighborhood Watch:** Committee Member Sue Cotty reported that while the gate was open during an Open House over the weekend, a disruptive woman entered the property on foot. She was ultimately arrested for "Mischief". Sue has filed an inquiry requesting a copy of the Police Report.

The Committee would like to update the Savannah Landings HOA Directory and presented a form they would like to distribute to owners allowing them to indicate their desire to have their contact information included in the booklet. The forms will be distributed door-to-door.

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

**Resolve:** To approve door-to-door distribution of the owner information form for the purpose of updating the Savannah Landings Neighborhood Directory.

Sue discussed doing something to welcome new homeowners. Gig will verify whether the Welcome Committee is still active.

**Gate/Cameras:** There have not been any problems.

**Pool/Clubhouse/Social:** The community picnic is this coming Saturday, June 15<sup>th</sup> from 4:00-700PM.

**Architectural:** No outstanding applications

### Landscaping, Irrigation & Ponds:

**Irrigation:** Farrell walked through the community while the sprinklers were running to check on the pressure and look for malfunctions. The pressure seems to be fine, and the system is working well overall.

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**Ponds & Aerators:** The East Pond aerator failed, and it was anticipated that the other aerator would likely not last much longer either. Both aerators were replaced and linked to one single system that will run both diffusers rather than the two separate systems that were in place.

**Shrub Replacement:** This project will remain on hold until the drought subsides.

#### 4. Old Business

**Declaration Amendment:** There was a discussion clarifying the purpose of the proposed amendments to the Declaration regarding the "Self Help" language.

#### 5. New Business

None

#### 6. Owner Comments:

One of the owners pointed out that the lady who was arrested in the community over the weekend had opened the gate control boxes with the possible intention of messing with the system. He suggested putting locks on them. Gigi will ask American Access if this is something they can do.

#### Adjournment

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

**Resolve:** To adjourn the meeting at 8:00PM.

Approved at the July 8<sup>th</sup>, 2024 Board of Directors Meeting

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Prepared by Manager on behalf of Secretary