

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
July 8th, 2024
Immediately Following the Annual Membership Meeting
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 7:30PM. A quorum of the Board was established with Board Members Farrell Matthews, Paul Davis, and Dan Wiggins in attendance. Gigi Holmes and Jennifer Conti represented McNeil Management. Timely meeting notice had been posted and mailed to all owners.

Approval of Minutes:

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

Resolve: To approve the June 10th, 2024, meeting minutes as presented.

Appointment of Directors to Board Positions:

Dan nominated Paul for the position of President. Paul accepted and will switch Board positions with Mike Toomer. The other three Directors will remain in their same positions. The titles are as follows:

President Paul Davis
VP Mike Toomer
Treasurer Mike Fanning
Secretary Dan Wiggins
Director Farrell Matthews

2. Management Reports

The Board reviewed the financial and management reports. Mike T. provided some information comparing the 2023 vs. 2024 finances. He reminded the owners about the current Association goal of putting money away for future roof replacements.

3. Committee Reports

Neighborhood Watch: Committee Member Sue Cotty reported that the Committee will be distributing the contact information form throughout the community and gathering data over the next few weeks. They plan to have the updated directory ready sometime in August.

Per the last meeting, Gigi contacted the Welcome Committee members. The committee has not been functioning and the members indicated they could no longer serve. Currently, the Neighborhood Watch Committee is functioning as the Welcoming Committee. Management is sending them new owner information as it comes in.

Gate/Cameras: Dan and Paul recently replaced the monitor and power supply to the system. Currently one camera is functioning the Board is still working on getting the other one back up and running.

Pool/Clubhouse/Social: There is a broken chair in the clubhouse. The leg is cracked and the wheel has fallen off. Gigi will ask Kevin Johnson to see if it can be repaired.

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Architectural: Committee Member, Scotte Kavanaugh, offered a recap of the recently approved alteration requests including a new window install and some tree work.

Landscaping, Irrigation & Ponds:

Shrub Replacement: Mike Fanning and ACC Member, Cathy Simons, will check the plants that have been replaced so far and go over the original list to see what is left to do. Management will continue to hold the Green Team invoice.

Irrigation: Farrell explained some of the issues they have had with the irrigation system and some of the problems that have been fixed.

Ponds & Aerators: No current issues.

4. Old Business None

5. New Business

Some of the gutters need to be cleaned. Gigi will ask Kevin Johnson to take care of this.

6. Owner Comments:

Frank Perrulli brought up the need for tree trimming in the wetlands. The Board will take an inventory of the trees that need attention throughout the community. Gigi will contact some vendors to get bids for the work.

Betty Cutting asked Gigi to provide an easy-to-understand breakdown of the new HOA laws that have taken effect.

Adjournment

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

Resolve: To adjourn the meeting at 8:15PM.

Approved at the August 12th, 2024, Board of Directors Meeting

Prepared by Manager on behalf of Secretary