

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
October 14, 2024
Savannah Landings Clubhouse
3604 Grand Magnolia Place, Valrico, Florida

Meeting Minutes

1. Call to Order

The meeting was called to order by President, Paul Davis at 7:00PM. A quorum of the Board was established with Board Members Paul Davis, Mike Toomer, Mike Fanning, and Dan Wiggins in attendance. Doug Pinner and Jeff Shreaves represented McNeil Management. Proper meeting notice was mailed to all owners at least fourteen (14) days in advance. Manager will place the Affidavit of Mailing in the Association files for audit.

Approval of Minutes:

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

Resolve: To approve the prior meeting minutes as presented.

2. Management Reports

Board reviewed financial and management reports. Manager responded to questions.

3. Committee Reports

Neighborhood Watch: No incidents. Printed booklets presented.

Gate/Cameras: Nothing outstanding to discuss.

Architectural: Nothing outstanding to discuss.

Landscaping, Irrigation & Ponds: The ACC will do a walkaround on Nov 12th to look at shrubs.

Irrigation: Deferred to next year.

Sod Replacement: There needs to be additional discussion and possible attorney opinion regarding sod in back yards, to determine responsibility. Manager to coordinate conference call between board and attorney regarding sod and definition of "dedicated" on the plat map.

Tree Trimming: Pete's Tree & Crane Service completed the tree trimming and will be used for the Milton cleanup. It is possible that FEMA or the county will pick up debris if left outside the gate.

Ponds & Aerators: Aerators are working. Mike Toomer / Farrell will cleanup debris from on top of front pond overflow.

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4. **Business**

Board and manager discussed the 2025 budget/assessment.

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

Resolve: To approve the 2025 budget at \$4380/unit/year via monthly payments of \$365.

Hurricane Update: Overall we were very fortunate. Gate is back up and operational and Pete's tree service is working on a quote for the downed trees. Kevin will be checking mailboxes.

5. **Owner Comments:**

- a. Manager to follow up on the insurance deductible for structural damage.
- b. Post items on the marquee board at the gate for news items such as water off.
- c. Contact Shingle Masters to check roof leaks

Adjournment

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

Resolve: To adjourn the meeting at 7:44PM.

Prepared by Manager on behalf of Secretary