

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
January 13, 2025
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 6:59PM. A quorum of the Board was established with Board Members Paul Davis, Mike Fanning, and Dan Wiggins (via phone) in attendance. Jeff Shreaves represented McNeil Management. It was confirmed that the meeting notice was posted at least 48 hours in advance.

Approval of Minutes:

On Motion: Duly made by Paul, second by Michael Fanning, 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.

Manager will follow up with McNeil to add an additional 110k into a CD.

5074 – send Final Demand

5065 – attorney send letter

5067 – there should be a contact for their daughter?

3. Committee Reports

Neighborhood Watch: No incidents

Gate/Cameras: Nothing outstanding to discuss.

Pool/Social: Holiday party Dec 15th went well with over 30 participants. Manager will follow up with cleaning company to see if they can spot clean the carpets.

Architectural:

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

Resolve: To approve Sue Martin appointed to the ACC board.

Landscaping, Irrigation & Ponds:

Still waiting on Hillsborough County to pick up hurricane debris.

Sunken area – still looking into with CES Engineering

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Ponds – there are two proposals for the erosion mainly at the East end by the pipe: Dan Wiggins presented that Solitude prepared the best package for overall consideration with a 12ft sock.

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

Resolve: To approve Solitude's proposal for erosion control.

Sod Replacement: holding up well

Crepe Myrtles: there was discussion whether to trim them or not

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

Resolve: To not cut any crepe myrtle trees for a period of one year.

4. **Business**

Need to e-blast and postcard regarding dog poop.

5. **Owner Comments:**

There was discussion that McNeil needs to do a more comprehensive job with their survey team on a regular basis on items such as oil stains and cracks in driveways.

Board conversation with the Attorney is scheduled for Jan 23 11am.

Dead shrubs – resident needs to submit a landscape request to have them replaced.

Adjournment

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

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

Prepared by Manager on behalf of Secretary