

SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
February 10, 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 7:00PM. A quorum of the Board was established with Board Members Paul Davis, Mike Fanning, Mike Toomer, Farrell Matthews and Dan Wiggins 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 Farrell Matthews, 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. Sue attended a seminar on deed fraud by the county and provided info to be included in the next mailing.

Gate/Cameras: Nothing outstanding to discuss.

Pool/Social: Nothing outstanding to discuss.

Architectural: Sue Martin got all the ACC materials from Cathy.

Landscaping, Irrigation & Ponds:

Sunken area – still looking into with CES Engineering

SOX project – begins April 7th.

4. Business

Insurance – If a homeowner gets hurt doing something such as fixing the road, are we liable and do we have insurance for that? Does our insurance extend to committees? Manager will follow up with a summary of insurance coverages and where to find the policies in the portal.

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Attorney Resolution – Anne Malley wrote a resolution to cover landscaping in homeowners back yards and removing trees, etc.

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

Resolve: To approve the resolution as presented.

Gate codes

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

Resolve: To change the gate code to #4568 and vendor code to #1936

Pressure washing fences

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

Resolve: To approve the estimate of \$2,200 by TEK to pressure wash the fences.

Pool pump status – Pool pump was replaced. Board inquired about warranty of pump replaced last year. Manager will follow up with who else can service the pool.

Centra Pro – there is an opportunity to save 5% plus the anticipated 5% increase next year if next year's buildings are painted now.

On Motion: Duly made by Paul Davis, second by Dan Wiggins, and carried 3 for, 2 against.

Resolve: To approve the resolution as presented.

Owner Comments:

Jeana disagrees with painting buildings this year.

The gate codes are on the SavannahLandings.com website under New Owners Information. Manager will follow up to ensure they are removed.

Adjournment

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

Resolve: To adjourn the meeting at 8:19PM.

Prepared by Manager on behalf of Secretary