

Lake Sawyer South Community Association

6972 Lake Gloria Blvd
Orlando, Florida 32809-3200
Jill Rygh, LCAM, CMCA, AMS

Date: May 24, 2016

Time: 6:30pm

Location: Windermere Prep School
6189 Winter Garden Vineland Rd.
Windermere, FL 34786

MINUTES

I. CALL TO ORDER: 6:30pm

II. STATEMENT OF QUORUM PRESENT:

Tim Nyland- Present

Stash Noga- Present

Joe Milazzo – Present

Lisa Brentlinger- Present

John Tramell- Present

Patrick Spikes- Joins after call to order

Lemarie Godsey- Present

Jill Rygh from Leland Management is present as well.

III. PROOF OF NOTICE: Notice was posted at entrances minimum 48hrs in advance of the meeting.

IV. APPROVE PRIOR MEETING MINUTES (4/26/16): Tim **MOTIONS** to approve the 4-26-16 minutes, John seconds, unanimous.

V. PRESIDENT REMARKS: Tim thanks Tatiana for her efforts in coordinating the community garage sale. Tim speaks about the latest meet-n-greet and future events. Two gators were removed from the community ponds this past weekend. Tim cautions residents not to feed the alligators.

VI. MANAGER UPDATE/FINANCIALS:

a. April 2016 Financials: Lisa **MOTIONS** to proceed with foreclosure for Lot 12060 on the report, Lemarie seconds, unanimous. Lisa **MOTIONS** to proceed with lien foreclosure for Lot 12148, Lemarie seconds, unanimous. Lisa **MOTIONS** to proceed with lien foreclosure for Lot 65040, Lemarie seconds, unanimous. **Jill-completed**

b. Collections Reports: Jill has provided the reports from Alliance, Ryestone, and Leland Management regarding past due accounts.

c. Bank Signature- Jill provides a request to change names on bank signature cards. Tim Nyland and Stash Noga sign the forms provided by the Leland accounting manager.

VII. OLD BUSINESS

- a. Stains on bottom of pool- Resort Pools speaks to the board regarding the staining on the bottom of the pool and process to correct this. Board will review at a later time.- **TABLE**
- b. Age limit for tot lot, sign for tot lot- Truck/drum 2-5 years, play unit (with slides) is 5-12 years. Lisa **MOTIONS** to replace the existing sign with one sign that incorporates and add one other sign not to exceed \$250, John seconds, Tim opposes, motion carries.
- c. Playground mulch- Estimates for different options have been provided to the board for review. Playground mulch wood- \$1745.82; pour-n-play \$38,000; Patrick **MOTIONS** to proceed with adding wood mulch in the amount of \$1745.82, Tim seconds, unanimous. Jill will contact vendor with approval. – **JILL-completed**
- d. Reimbursement to Joe for purchase of owls at pool. Jill to check.- **JILL-Completed**
- e. Reimbursement to Tim Nyland for purchase of materials to repair broken fence due to vandalism. – **JILL-completed**

VIII. NEW BUSINESS

- a. Timeline for violations regarding 48hr notices for issues such as boats, trailers, signs, trash cans, etc. - **TABLE**
- b. Estimate for adding sod and irrigation to corner area. - Tim **MOTIONS** to approve this expense for \$150, John seconds, unanimous. Jill will inform the vendor. – **JILL-completed**
- c. Estimates from Arroyo regarding irrigation repairs- Joe **MOTIONS** to approve Arroyo's recommendation to replace necessary irrigation heads not to exceed \$1000, \$720 estimate for pool house and pond irrigation repair, and \$1800 for townhomes irrigation, Tim seconds, unanimous. Jill will contact Arroyo with approval.- **JILL-completed**
- d. Security/Patrol contract- Current contract is up for renewal. The board speaks to the homeowners about the current situation. Patrick **MOTIONS** to terminate Black Shield Security the contract, Lisa seconds, unanimous. Jill to send notice to vendor. **JILL-completed**
- e. Proposal to ARB to consider adding paint schemes- John recommends the board to send a letter to the ARB regarding needing their decision.- **BOARD**
- f. User Agreement for Orange County- Add benches – Lemarie speaks about adding benches around the ponds. The board decides to send out a survey at a later time.- **BOARD**
- g. Approval to purchase new pool furniture- Stash and Patrick are working to obtain replacement pool furniture at a discount rate. The board decides to review this issue at a later date.- **TABLE**
- h. Estimate to pressure clean sidewalks in townhomes- The board requests Jill to obtain additional estimates.- **JILL**

- i. Mulching- Arroyo provides an estimate to add new mulch throughout the community. Patrick requests additional bids to mulch the areas. - JILL

IX. HOMEOWNER QUESTION AND COMMENTS: None

X. 5 minute break

XI. UNFINISHED BUSINESS:

Tim makes motion to approve final settlement and payment to Sod Doctor, Joe seconds, unanimous.

XII. SPECIAL GUEST: PULTE GROUP

Tim reads disclaimer prior to introducing special guests from Pulte Group

"If you are currently represented by an attorney, either as an individual or as part of any class action regarding this issue, Pulte will not be permitted to answer your questions or speak to you. Any information they give to the community will not apply to you or your home. Any communications you wish to have with Pulte must be through your attorney."

Scott Kieran additionally asked that those under attorney representation excuse themselves from the rest of the meeting.

Additional meeting attendees/guests:

Jennie Shannon, Pulte

Kenny Smith, Pulte

Scott Arent, Pulte

Mark Williams, Williams Building Diagnostics, LLC

Mark Duckett, S.I., Robson Forensic, Inc.

Scott Kiernan, General Counsel to LSS Community Association

Eric Adams, Shutts & Bowen, LLP

James Terpening, Shutts & Bowen, LLP

Pulte reps and engineers Williams and Puckett introduced themselves and gave a 15 minute presentation regarding construction defects and the process they would use to fix any issues in both the town homes and single family homes. Several questions were taken from both the Board and residents who were asked to identify themselves and whether or not they were being represented by an attorney. No questions were asked, or attempted to be asked by anyone under representation. Pulte representatives announced they would be available after the meeting to sign people up for home inspections.

XIII. ADJOURNMENT: 8:25pm

Projects Currently in Progress- Please refer to spreadsheet for more details

- a. Fire at 7736 Moser Ave. Update- Homeowner has responded to notices. Board is currently reviewing the step course of action to getting this resolved.
- b. Bench relocation Update- Tim
- c. New signs - Approval has been given to vendor.
- d. Insurance Policy- Jill met with the new insurance rep who is currently working on prices.
- e. Playground mulch- estimate for regular vs. rubber mulch
- f. Playground slide- Dianne is waiting for info from manufacturer.
- g. Reserve Study- Jill is currently seeking a different vendor.
- h. Estimate for irrigation repairs per the last irrigation report- waiting for Arroyo
- i. Autofill has been repaired for a lesser amount due to a part not needing to be replaced.
- j. Termite bond renewal dates for each building have been confirmed.
- k. Caulking at pool (columns) has been completed.

Projects that have been completed

- 1. Owls have been purchased for pool area.
- 2. Jill has called several realtors in the community regarding their unapproved realtor sign.
- 3. Email blast regarding trash cans has been emailed out.
- 4. Email blast regarding newsletter has been emailed out.
- 5. Pool disks and autofill have been completed.
- 6. Sign posts have been pressure cleaned.
- 7. Alligator has been authorized to be removed from pond.
- 8. Missing boards behind Brofield due to possible vandalism

Board Members/positions- 1 year term

Tim Nyland-President
Joe Milazzo- Vice President
Stash Noga- Treasurer
Lemarie Godsey - Secretary
John Tramell-Director
Patrick Spikes-Director
Lisa Brentlinger -Director

ARB Members

Charles Breed
Jeffrey Gavrich
Jessica Kendall
Nancy Rajoppi
Sam Trimble

Appeals Committee

Steven Mileski
Chad Wilson
Paul La Rosa


Landscape Committee

Doug Hastings
Phillis Tepper
Gene Pedriani
Paul La Rosa
Denise Brown-Jaehrling

Upcoming Events

June 28 – Board Meeting
July 26 – Board Meeting
Aug 23 – Board Meeting
Sept 27 – Board Meeting
Oct 25 - Board Meeting
Nov 22– Budget and Annual Meeting

Legend

 - Assigned Task in progress



- Task Completed



- Legal Action Taken(Motion, Table, etc.)

Websites: www.LakeSawyerSouth.com