

Lake Sawyer South Community Association

6972 Lake Gloria Blvd
Orlando, Florida 32809-3200
Jill Rygh, PCAM

Date: July 26, 2016

Time: 6:30pm

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

MINUTES

I. **CALL TO ORDER:** 6:33pm

II. **STATEMENT OF QUORUM PRESENT:**

Tim Nyland- Present

John Tramell- Present

Stash Noga- Joins after call to order at 6:53pm

Patrick Spikes- Present

Joe Milazzo – Present

Lemarie Godsey- ABSENT

Lisa Brentlinger- 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. Florida Statute requirement satisfied. Notice was also posted on the community website.

IV. **APPROVE PRIOR MEETING MINUTES (6/28/16):** Lisa **MOTIONS** to approve the 6/28/16 minutes with corrections, Tim seconds, unanimous.

V. **PRESIDENT REMARKS:** Tim speaks to the homeowners regarding recent vandalism in the common areas of the community. The board requests this message to be emailed to the homeowners. Tim will send Jill the wording for the email. – **TIM-completed**

VI. **HOMEOWNER QUESTION AND COMMENTS:** none

VII. **COMMITTEE/VENDOR REPORTS**

a. Architectural Review Committee- ARB guidelines- no update at this time.

b. Landscaping Committee- No update at this time.

c. Appeals Committee- Jill speaks to the committee regarding holding future meetings on the same day every month. The committee will review their calendars and respond back to Jill with their available dates. – **COMMITTEE-completed**

VIII. MANAGER UPDATE/FINANCIALS:

- a. June 2016 Financials: Jill to research and send information regarding line 6670, line 7810, and line 7200 of the June 2016 Profit and Loss regarding expenses that are allocated to these accounts. – JILL/Kesha-completed
- b. Collections Reports: Alliance, Ryestone, and Leland. No action needed at this time.
- c. CPA Financial Statement for 2015- Copies of report is provided to the board.

IX. UNFINISHED BUSINESS

- a. Mulch for playground (additional)- TABLE
- b. Mulch for community- Vendor to begin the project this week. Date to be confirmed.
- c. Sidewalk cleaning to begin the week of August 1st. Email blast to the community and possible signs posted on the bulletin board and free standing signs in the townhome area. Tatitana will post to neighbor nextdoor. – Eblast and website completed.
- d. New bulletin board letters- Jill is currently working on this purchase. - JILL
- e. 4ft. Pool Food and Drink Rule Signs for gates- At the last meeting, the board decision to proceed with signs did not pass. The board speaks about having a line installed around the pool with wording “no running” and “no food and drink”. Tim MOTIONS to alter the existing signs and post that the rule has been modified, Lisa seconds, unanimous.
- f. Pool tiles- Resort Pool has submitted an estimate to replace all 10 tiles in the amount of \$500 and \$250 to replace 2 broken tiles (will not match). Second estimate in the amount of \$599.20 presented to the board. Lisa MOTIONS for Simon to replace the 2 broken tiles at the pool, Joe seconds, unanimous. – JILL-completed
- g. Raising common area Magnolias- Work has been completed (80 trees at \$25 each). Jill has authorized additional 6 trees at \$25 each to be trimmed.

X. NEW BUSINESS

- a. Possible breach of settlement agreement with Sod Doctor- Tim MOTIONS to have general counsel further investigate the possible breach of the settlement agreement with Sod Doctor and to take appropriate action on behalf of the association, John seconds, unanimous. - Tim
- b. Pulte update – Pulte will begin the work next week. Tim MOTIONS to have general counsel act on behalf of the association in order to help Pulte obtain permission to affect repairs and warranty work on the townhomes, Patrick seconds, unanimous.
- c. Decorating/social committee- Discussion regarding volunteers offering to help with community projects.
- d. Insurance for volunteers (decorations)- Jill to speak to Bryce about the possibility of adding a policy.- TABLE

- e. Electrical issues at pool cabana- Jill to call gate vendor to get quote for new card reader. Jill to obtain new contract for gate vendor. - JILL
- f. Disposition of fine - Re-instatement of fine for violation regarding fire repairs at 7736 Moser Ave. not corrected. Tim MOTIONS to re-instate the \$1000 fine for the homeowner at 7736 Moser for failing to comply with the agreement, Joe seconds, unanimous. Giving 15 days to pay. Then Intent to lien to added. The lien to be put on 45 days after. - JILL
- g. Mowing tall grass on residential lots- 7971 Brofield- Jill to send a violation letter to this home. Jill to ask Arroyo the cost to mow this property and possibly two other properties one time. Tim MOTIONS to proceed with mowing and edging this property and possibly two other properties for a one-time occurrence, Patrick seconds, Stash declines to vote, motion passes. Jill will inform the landscaper. – JILL-completed
- h. Enforcement- Board requests Jill to continue enforcement for all issues except the issues noted at the previous meeting. Board requests Jill to enforce the sign policy. Jill to go through the entire list between now and the next board meeting.
- i. Arroyo sod proposal – Board requests Jill to contact vendor regarding estimates in addition to the area previously discussed that was an incident due to irrigation repairs.- TABLE
- j. Arroyo irrigation proposal and irrigation invoices- Jill to follow up with vendor regarding amounts. - JILL
- k. LSS website renewal – Invoice has been paid.
- l. Accounting costs due to vandalism in the community - Flowers, irrigation, bulletin board, etc. Board requests all issues to be reported with a cost to be noted.
- m. Security Survey- Patrick presents the board with a draft of the survey. The board will agree upon document and will send to Jill with instructions on how to proceed. – PATRICK/BOARD
- n. Surveillance Camera- The board discusses the possible camera options.
- o. Leak in pool - Estimate from Resort Pool in the amount of \$500. Pool will need to be closed for a few hours in the morning to do the leak inspection. - TABLE
- p. Lights for pool – LED vs. regular lights- Two lights in the pool area are not working. – TABLE- Jill to find out about location of lights in the pool.
- q. Estimates for pond maintenance vendor- Jill has obtained 2 estimates and sent to the board to review. Lisa MOTIONS not to proceed with hiring a new contractor and Jill to contact the county to do more treatments for the remaining months of 2016 and budget for future services in 2017, John seconds, Joe opposes, unanimous. – JILL-completed
- r. Communication between manager, board, and vendors- spreadsheet, emails, etc.- Jill to send email link.- JILL-completed
- s. Bulletin board repair- Jill has received estimate to repair the broken glass on the front of the bulletin board on Londale. Jill is obtaining a second estimate.- JILL

XI. **ADJOURNMENT:** 9:30pm Tim **MOTIONS** to adjourn, Joe seconds, unanimous.

Projects that have been completed

1. Clock at pool has been replaced by Tim.
2. Orkin has performed first service for pest treatment at pool area and townhome mailboxes.
3. Jill has received 2 key cards from terminated security company.
4. Resort Pools has begun their services and performed the stain treatment in the pool.
5. Manager has reported 1 raised sidewalk to the county to be repaired. (corner of Jervey and Overstreet)
6. Manager has emailed July newsletter to all homeowner emails on file.
7. Manager forwarded info to landscaper regarding correct hose to install.
8. Waiting for playground vendor to obtain info to repair playground for manufacturer.
9. Manager waiting for insurance quotes from new agent.

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




Upcoming Events

August 23- Board Meeting
Sept 27 – Board Meeting
Oct 25 - Board Meeting
Nov 22– Budget and Annual Meeting

Landscape Committee

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

Legend

-  - Assigned Task in progress
-  - Task Completed
-  - Legal Action Taken(Motion, Table, etc.)

Websites: www.LakeSawyerSouth.com ; www.LelandManagement.com