

# Lake Sawyer South Community Association

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

**Date:** October 25, 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    John Tramell- Present  
Lisa Brentlinger- Present    Patrick Spikes- Present  
Joe Milazzo - Present    Stash Noga- ABSENT  
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 (9/27/16):** Patrick **MOTIONS** to approve the 9-27-16 minutes, Joe seconds, unanimous.
- V. **PRESIDENT REMARKS:** Tree trimming for oak trees in the easement (between sidewalk and roadway) will be begin next week.  
Board is reviewing the finding of the informal review of reserves conducted by Reserve Updates. Review uncovered some potential projected shortfalls in town home reserves due to money being withdrawn in 2015 and zero contribution in 2016. Board intends to commission new reserve study next year. The board is working with the Leland CPA regarding the 2016 financials, 2017 budget, and the current accounts.
- VI. **HOMEOWNER QUESTION AND COMMENTS:** Homeowner requests additional information regarding the sod replacement on Moser Ave. Jill will speak to the landscaper regarding these areas.
- VII. **COMMITTEE/VENDOR REPORTS**
  - a. Architectural Review Board- No update at this time. Patrick confirms that the ARB is currently in the process of reviewing the color pallet.
  - b. Landscaping Committee- John has received confirmations from a few volunteers. Jon **MOTIONS** to remove Doug Hastings and Phyllis Tepper from the Landscaping Committee due to lack of participation, Lisa seconds, unanimous.

1. Area around bulletin board to be re-landscaped- Proposed ideas from the landscaping committee. No update at this time.
- c. Appeals Committee- The board accepts the Appeals Committee meeting findings in the 4 cases reviewed this month..
- d. Communications Committee- The results of the photo contest have been posted on the community website.

**VIII. MANAGER UPDATE/FINANCIALS:**

- a. September 2016 Financials:
  1. Teleconference with Leland CPA- Tim and Lisa spoke with the Leland CPA regarding some financial questions, specifically regarding reserve accounts..
  2. Zip drive provided to board of all records that were given to Leland from previous management company.
- b. 2017 Draft Budget review update- The board is currently in the process of reviewing the proposed budget to be ratified in November.
- c. Collections Reports: Alliance, Ryestone, and Leland report- Resident's offer for settlement provided by Attorney Jared Block.- Joe **MOTIONS** to deny the homeowners offer, Patrick seconds, unanimous. Tim will relay the decision to the attorney. – **TIM**
- d. The board requests Jill to obtain more information from the accounting manager regarding credits on the financials.- **JILL**

**IX. UNFINISHED BUSINESS**

- a. Playground inspection by Playmore- Inspection scheduled for October 26, 2016 with Lisa.
- b. Algae in ponds- Jill working with county and landscapers. Jill has requested fish to be installed.
- c. Soap dispenser in restrooms- Jill to speak to Simon regarding the need for the new dispenser.

**X. NEW BUSINESS**

- a. Fence damaged by Arroyo on Derexa- Jill waiting on response from Arroyo.
- b. Budget and Annual Meeting – November 15th
- c. Halloween Party Update – To ensure proper food, drinks, etc. for the event, attendees are encouraged to sign-up for the event.
- d. Appointment of new Treasurer- Tim **MOTIONS** to appoint Lisa Brentlinger to replace Stash Noga as the treasurer. John seconds, unanimous.
- e. Sealing of pavers by town home owner- Patrick **MOTIONS** to deny the homeowners request to sealcoat the sidewalk, walkway, and driveway, Joe seconds, unanimous. The board approves to allow homeowners to sealcoat the pavers inside their courtyards. Jill will notify the homeowner making the request. – **JILL**
- f. Installation of signs in alleyways- Patrick speaks about adding signs to prevent construction traffic. Patrick **MOTIONS** to approve the installation of one post with two signs in 2 locations, motion fails. Tim **MOTIONS** to

install alleyway signs to limit commercial/construction traffic at a cost not to exceed \$350, Patrick seconds, unanimous. Joe will work on the revised quote. - Joe

- g. Tim MOTIONS to to have general counsel to the Association provide a written opinion regarding using funds from Reserve accounts in 2015 to pay for a legal action and provide options to address projected shortfalls as a result., Lisa seconds, unanimous.
- h. Irrigation vandalism- Board discussion regarding the possibility of needing to lock the irrigation boxes. No action taken at this time. Jill has filed an E-report with the Sheriff's Department to report the incident. This is the second report filed with the Sheriff on this issue.
- i. Pond treatment- To be discussed in more detail in 2017.
- j. Ladders on insurance rider- Jill to check with the insurance agent regarding allowing homeowners to get on ladders to decorate for the holidays. Jill will email the insurance agents response to the board. - JILL

**Adjourn:** 8:07pm Tim MOTIONS to adjourn, Joe seconds, unanimous.

### **Projects that have been completed**

1. Bushes at pool area have been installed.
2. Parts for playground have been ordered.
3. Fountain has been cleaned and adjusted.
4. Arroyo repaired irrigation at clubhouse.
5. Arroyo installed bubblers on new plantings installed by Lennar.
6. Manager has contacted Orange County to treat ponds and possibly add fish.  
Manager also contacted the landscaper about grass clippings causing additional algae.
7. Annuals were installed at entrances and pool area.
8. Sod has been replaced.
9. Three dead bushes at bike rack were replaced. Waiting on landscape committee to determine plan to enhance this area.
10. Police report for vandalism has been e-filed with Sherriff department.

### **Board Members/positions- 1 year term**

#### **Appeals Committee**

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

### **ARB Members**

Sam Trimble	Steven Mileski
Jeffrey Gavrich	Chad Wilson
Jessica Kendall	Paul La Rosa

### **Landscape Committee- John Tramell is the board contact for this committee**




Chris Godsey  
Denise Brown-Jaehrling

### **Upcoming Events**

Nov 15– Budget and Annual Meeting

Gene Pedriani  
Paul La Rosa

**Legend**

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

**Websites:** [www.LakeSawyerSouth.com](http://www.LakeSawyerSouth.com) ; [www.LelandManagement.com](http://www.LelandManagement.com)