

Lake Sawyer South Community Association

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

Date: August 23, 2016

Time: 6:30pm

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

MINUTES

I. **CALL TO ORDER:** 6:34pm

II. **STATEMENT OF QUORUM PRESENT:**

Tim Nyland- Present

John Tramell- Present

Lisa Brentlinger- Present

Patrick Spikes- Present

Joe Milazzo - Present

Lemarie Godsey- 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 (7/25/16):** Tim **MOTIONS** to approve the 7-25-16 minutes as presented, Joe seconds, unanimous.

V. **PRESIDENT REMARKS:** Tim speaks to the homeowners regarding the progress of the landscaping that is improving, security survey, and volunteers needed to replace resigned committee members.

VI. **HOMEOWNER QUESTION AND COMMENTS:** Homeowners request an update regarding the sod replacement project update. To be discussed later in meeting.

VII. **Guest Speaker:** Justin Allen with Meritage Homes and Candice Hawks speaks to the board regarding the new development to be built at end of Salmon Cove Ct in townhomes section of Lake Sawyer.

VIII. **COMMITTEE/VENDOR REPORTS**

a. Architectural Review Board- No update at this time.

b. Landscaping Committee- Tim speaks about areas that should be improved at the entrance and the townhome mailboxes. Marigolds are scheduled to be added during first week of September. Discussion regarding landscaping committee

members that are not participating. Lemarie is the contact person for the landscaping committee.

- c. Appeals Committee- Steve speaks about all 3 homes not attending. Tim **MOTIONS** to approve the Appeals Committee decision, Patrick seconds, unanimous.

IX. MANAGER UPDATE/FINANCIALS:

- a. July 2016 Financials:
 - 1. Approval to proceed with mulch invoice in the amount of \$15,300 (\$7650 for common and \$7650 for townhomes). Tim signs invoice to proceed with payment.
- b. Collections Reports: Alliance, Ryestone, and Leland reports are presented to the board. No action needed at this time.

X. UNFINISHED BUSINESS

- a. Mulch for playground (additional)- Remove from future agendas.
- b. Estimate to repair slide at playground- Joe **MOTIONS** to approve the estimate for Dianne out of reserve line 3005, John seconds, unanimous. Jill will inform vendor of approval to proceed. – **JILL**
- c. New bulletin board letters- Board approves to purchase 3 sets verses the previously approved 2 sets. Jill to order letters. – **JILL-completed**
- d. Leak in pool- **TABLE** till January
- e. Lights in pool- Est to replace with 2 LED lights- John **MOTIONS** to approve the installation of the 2 new LED lights, Lemarie seconds, unanimous.
- f. 4ft. Pool Food and Drink Rule Signs for gates- Board agrees to alter the existing signs and post on the website regarding the modified rule. Lisa to ask Simon regarding State Statutes for signs. - **Lisa** Lisa to add info to the newsletter.- **LISA**
- g. Arroyo sod estimates- Jill to speak to Randall regarding the Pulte area not being resodded and applying sod to the park area. - **JILL**- Landscaper will not be responsible for the Pulte area. – **JILL** Ask for revised estimates.– **JILL** Lisa **MOTIONS** (estimate #1349) to proceed with the purchase and installation of 5 pallets (2 free around pool and Woodmere Close area), John seconds, unanimous. Tim **MOTIONS** to proceed with the purchase and installation of sod in the amount of \$4987.50 (not including Tract H), Lisa seconds, unanimous.
- h. Arroyo irrigation estimate- Irrigation repairs- Jill to get a scope of work and locks for irrigation boxes. - **TABLE**
- i. Estimate 1348- Install bushes at pool (\$600)- Jon **MOTIONS** to proceed with estimate in the amount of \$600, Patrick seconds, unanimous. Jill will inform vendor of approval to proceed. – **JILL**
- j. Insurance update- Jill has provided a summary of the cost savings to the board for the insurance policy renewals.

XI. NEW BUSINESS

- a. Convert planter at Derexa entrance into fountain- Jill to contact a vendor and present a first estimate with drawing for the board of directors at the next board meeting. - **JILL**
- b. Complementary reserve study from Reserve Update- Tim gives the board an overview. Tim will obtain more information and report back to the board. - **TIM**
- c. Unregistered Pool cards- All unassigned cards to be deactivated in winter. Add notice in Annual Meeting mailing. - **JILL**
- d. Enforcement Policy Update – The board reviews the current policy and procedure.
- e. Draft amendment revisions – **TABLE** till spring.
- f. TH roof leaks- Jon **MOTIONS** to approve estimate for 7748 Moser in the amount of \$1,150 (line 3090), Lisa seconds, unanimous. Jill will inform vendor of approval to proceed. – **JILL**
- g. Webmaster resignation- The board thanks Tim Sanders for his dedication. Joe **MOTIONS** to approve Brian and Tatiana Walton for the Communication Committee chaired by Lisa, Tim seconds, unanimous.
- h. Resignation from Stash Noga from the Board of Directors.
- i. Resignation of Nancy Rajoppi and Chuck from the Architectural Review Board.
- j. Tree trimming (between sidewalk and roadway) throughout the community. – **TABLE** until October 1st.
- k. Final invoice for pressure cleaning invoice- Tim signs final invoice in the amount of \$1,180 for the Common Area and \$6,995.00 for the townhomes.
- l. November meeting date to be changed to November 15th verses November 22nd. Joe **MOTIONS** to approve this new date, Lisa seconds, unanimous. Jill will notify Windermere Prep.- **JILL**
- m. Pulte- Tim gives the board an update. Joe **MOTIONS** to approve the attorney to draft a letter, Patrick opposes, motion passes.
- n. Mailing for budget/Annual Meeting- Add line to 2017 budget called “entertainment fund”
- o. Halloween fund- Joe **MOTIONS** to proceed with Halloween party not to exceed \$500, John seconds, unanimous.
- p. Quote to improve area of grass that is non-irrigated around letter board. Landscaping committee to design area.
- q. Management presence at ARB meetings- Jill to research software regarding ARB approval process.

Projects that have been completed

1. Mulch has been installed in townhomes and common areas.
2. Sidewalks in townhomes and common areas have been pressure cleaned.
3. Broken pool tiles have been replaced at pool.

4. Fire extinguisher has been replaced due to vandalism and ignition of product in the cabana area.
5. Magnolias in common areas have been raised.
6. Bulletin board has been repaired.
7. Police report has been filed regarding vandalism in the community.
8. Resort Pools has performed a few stain treatments in the pool.
9. Waiting for playground vendor to obtain info to repair playground for manufacturer.
10. Manager waiting for insurance quotes from new agent.
11. Security Survey info has been sent out in the August newsletter.
12. Mailing addresses for parcels with OCPA have been submitted for address change.

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

Sam Trimble
 Jeffrey Gavrich
 Jessica Kendall

Appeals Committee

Steven Mileski
 Chad Wilson
 Paul La Rosa

Landscape Committee-




Lemarie Godsey is contact person

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

Upcoming Events

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 ; www.LelandManagement.com