

# Lake Sawyer South Community Association

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

**Date:** January 24, 2017

**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  
Patrick Spikes- Present Joe Milazzo -Present  
Jill Rygh from Leland Management is present as well.
- III. **PROOF OF NOTICE:** Notice also posted at entrance with a minimum 48hrs in advance of the meeting. Notice was also posted on the community website. Florida Statute requirement satisfied.
- IV. **APPROVE PRIOR MEETING MINUTES (11/15/16):** Tim **MOTIONS** to approve the 11-15-17 minutes as presented, Joe seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** Tim speaks to the homeowners regarding the goals of the Board in 2017. Focus is on community building. There will be a push for more community involvement this year with more neighborhood events and activities.
- VI. **GUESTS OF THE BOARD:**
  - a. Westside Village Reps- Candice Hawks attends the meeting regarding the new construction and agreement between Westside and Lake Sawyer South. Tim **MOTIONS** to agree to the modified terms of the agreement as agreed upon tonight, Joe seconds, unanimous. Candice Hawks will send the updated contract to Jill to forward the board for final approval. - **JILL**
  - b. Simon of Resort Pools speaks to the board regarding resurfacing the pool and replacing the pump. Simon provides sample tiles to the board to review. John **MOTIONS** to approve the estimate from Vermana not to exceed \$60,000 to resurface the pool and replace the pump including a \$25,000 deposit, Tim seconds, unanimous. Simon will not add magenta chemicals this month. Jill will contact the vendor to obtain an invoice for the \$25,000 deposit to be paid out of the reserve account along with all required insurance, workers comp and licenses. - **JILL**

- c. Simon with Resort pools speaks to the board regarding approving a monthly cost of \$44 for the cost of dog bags. Simon will send the addendum to the contract for board signature.

**VII. COMMITTEE UPDATES:**

- a. ARB- There were 40 applications that were reviewed and approved since November. The board thanks Jeff Gavrich and the other ARB members for their dedication and hard work.
- b. APPEALS- There was one homeowner that was scheduled for a hearing but did not attend. Steve Mileski speaks to the board regarding posting in the newsletter a reminder for all homeowners. Board discussion regarding lowering the fine for a particular owner Joe **MOTIONS** to lower the fine to \$150, John seconds, unanimous. Tim will send the revised letter to Jill. John **MOTIONS** to lower the second fine to \$750 with a 3 month payment plan, seconds, motion carries (Patrick dissents).

**VIII. RESIDENT COMMENTS ON AGENDA ITEMS-** Homeowners discuss the option of adding speed bumps to the alleys. No further action taken at this time.

**IX. OLD BUSINESS**

- a. 2017 Reserve Study Update – Townhome working group- The board is seeking volunteers to review the reserve study and give advice.
- b. Pool deck estimate – add pavers, resand and seal- **Table** till next board meeting

**X. NEW BUSINESS**

- a. Reimbursement for materials to Patrick Spikes- Tim **MOTIONS** to reimburse Patrick in the amount of \$1051.06 for the invoices that he has provided, Joe seconds, unanimous.
- b. Amenities Committee or Survey- Patrick is in process of presenting ideas to the board and homeowners.
- c. February meet-n-greet – The board decides upon February 18<sup>th</sup>.
- d. Garage Sale - March 11<sup>th</sup> - The board approves to proceed with the garage sale on March 11<sup>th</sup> with a fund not to exceed \$200, John seconds, unanimous. The board thanks the Waltons for the new website.
- e. Amendment to docs- general counsel to review
- f. New ARB members – Tim **MOTIONS** to appoint Bea Spencer and Brian Pyko to the ARB, John seconds, unanimous.
- g. Cameras for pool – Tim **MOTIONS** to proceed with the installation of cameras at the pool not to exceed \$5000, Patrick seconds, unanimous.
- h. Fence around pool area- Jill is seeking estimates to repaint or replace.
- i. Landscaping enhancements at pool area- Tim **MOTIONS** to table till February meeting.

- j. Line 6835 - Tim **MOTIONS** to approve the Lake Doctors contract for \$575.00 per month, Patrick seconds, unanimous. Jill will inform Orange County regarding the Association maintaining the ponds.
- k. Check with Randall about Tract H regarding the new sod. - **JILL**
- l. Jill is excused at 8:30pm. Board continued discussion on covenants changes. Tim **MOTIONS** to forward changes to general counsel for review once final language is agreed upon for proposed changes/additions regarding: landlord responsibilities, approved fences, basketball goals, Board vacancies, contractor hiring restrictions, approved builders, trash containers, and signs.

**XI. Adjourn: 9:15pm**

**Projects that have been completed**

- 1. Draft reserve study has been received.
- 2. New dispensers for pet stations have been installed.
- 3. Wooden fence in townhomes has been repaired.
- 4. Slide equipment has been repaired.
- 5. Manager has approved vendor to clean sidewalk near bike rack, rock, electrical box (in progress)
- 6. Tree trimming project has been completed. (Orange County)
- 7. Bulletin boards have been replaced
- 8. Pool entrance gate has been repaired.
- 9. Fence damaged by landscaper has been repaired.
- 10. Termite bonds for townhome buildings have been renewed.
- 11. Complete common area inspection was performed.

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

**Appeals Committee**

Tim Nyland-President  
 Joe Milazzo- Vice President  
 John Tramell- Secretary  
 Patrick Spikes-Director  
 OPEN - Treasurer  
 OPEN - Director  
 OPEN -Director

**John Tramell is  
 board contact for this committee**

**ARB Members**

Sam Trimble	Steven Mileski
Jeffrey Gavrich	Chad Wilson
	Paul La Rosa

**Landscape Committee-  
the**

Chris Godsey  
 Denise Brown-Jaehrling  
 Paul La Rosa  
 Gene Pedriani

**Upcoming Events**

February 18- Board/Homeowner Meet and Greet  
 February 28- Board Meeting  
 March 28- Board Meeting  
 April 25- Board Meeting  
 May 23- Board Meeting  
 June 27- Board Meeting  
 July 25- Board Meeting  
 August 22- Board Meeting  
 September 26- Board Meeting

October 24- Board Meeting

November 15- Annual and Budget Meeting

December- NO Board Meeting; ARB Meeting to be determined

**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)