

Lake Sawyer South Community Association

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

Date: February 28, 2017

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
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 (1/24/17):** Tim **MOTIONS** to approve the minutes as presented, Patrick seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** Tim speaks about a community involvement at Meet-n-Greet events. Pool is currently in progress of being resurfaced. The board is considering Easter Egg events. The board discusses the areas in the townhome section that is in progress of being resodded.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** Homeowner Jessica Gavrich, spoke to the board and homeowners regarding the townhome reserves working group. She also stated her opinion that the 2015 decision to use reserve funds to pay for legal expenses associated with the townhome lawsuit without homeowner approval was improper.
- VII. **MANAGER REPORTS/FINANCIALS:**
 - a. Alliance Collection Report- Tim **MOTIONS** to proceed with foreclosure for 7713 Jaileeen, Joe seconds, unanimous.
 - b. The board requests additional information regarding the \$833 charge on the latest financials.
 - c. CPA Agreement letter- The board signs the 2017 CPA agreement to proceed with the audit.
- VIII. **COMMITTEE UPDATES:**

- a. ARB- Jeff Gavrich gives update stating that 32 applications were received. The board thanks the committee for their continued efforts.
- b. Appeals- Steve Mileski speaks to the board regarding the recent homes that were reviewed by the committee.
- c. Landscape committee status- John **MOTIONS** to dissolve this committee and defer to Arroyo for related issues, Tim seconds, unanimous.
- d. The board requests Jill to repair the gate at pool area due to not auto close. **JILL-completed**

IX. OLD BUSINESS

- a. 2017 Reserve Study Update- Tim speaks about the reserve study, which is currently being reviewed by the townhome working group.
- b. Pool area update- deck, surface, fence estimates, landscaping - 9 leaks were found in the pond. The board approves to proceed with the following estimates...
 - 1. Arroyo Estimate #2098 in the amount of \$1,290.00 (plant replacement)
 - 2. Arroyo Estimate #1562 in the amount of \$2350. (plant replacement)
 - 3. Top Masters Pavers Estimate in the amount of \$7,435.00 for pavers in the pool area.
 - 4. Honel Property Services- Estimate in the amount of \$950 to paint the fence around the playground.
 - 5. Honel Property Services- Joe **MOTIONS** to proceed with Honel Estimate in the amount of \$2875 to paint the fence around the pool area.
 - 6. Joe **MOTIONS** to proceed with Arroyo estimate in the amount of \$1700
 - 7. Patrick **MOTIONS** to approve, Honel Estimate in the amount of \$1225 to be paid out of the reserve account, John seconds, unanimous.
 - 8. Patrick **MOTIONS** to approve the Arroyo estimate #1568 in the amount of \$1820 to install new plants for mailbox area, Tim seconds, unanimous.
 - 9. Patrick **MOTIONS** to replace the tree, John seconds, unanimous. Arroyo Estimate 1530 \$2,370 Jill to check if the county will remove the tree.
 - 10. Patrick **MOTIONS** to proceed with the Arroyo estimate #1564 in the amount of \$547.50 for the shrub installation, Joe seconds, unanimous.
 - 11. Arroyo Estimate (1563) in the amount of \$473.60.

X. NEW BUSINESS

- a. Amenities Committee or Survey- Update from Patrick regarding his progress.

- b. Amendment to docs- the board is in the process of creating the amendment to be approved by the attorney and sent to homeowners for a vote.
- c. Cameras for pool – Patrick gives the board an update regarding purchasing cameras with infrared cameras.
- d. Revision of Covenants Enforcement Policy- Board discussion regarding the current process. The board will further discuss at the next board meeting.
- e. Easter egg hunt and/or roll for kids- details to be discussed at later date.
- f. Pool furniture- Patrick **MOTIONS** to purchase pool furniture not to exceed \$6,000, John seconds, unanimous.

XI. Adjourn: 8:36pm

Projects that have been completed

- 1. Orange County Arborist report was sent to board president for review.
- 2. Manager has contacted vendor for estimate to repair or replace water fountain at pool area.
- 3. Irrigation backflows have been tested. One backflow failed the inspection and needs to be replaced. Manager gave approval to proceed.
- 4. Manager has sent second draft reserve study to the board to review.
- 5. Locks on bulletin board have been replaced.
- 6. Estimate to repaint fence around pool area has been sent to the board to review.
- 7. Fence on Brofield requested to be repaired.
- 8. Pressure cleaning sidewalk near bike rack has been completed.
- 9. Manager has sent signed contract to Lake vendor to begin service.
- 10. Townhome marquee sign has been pressure cleaned.
- 11. Revised contract for neighbor community (Meritage Homes) has been sent to the board to be reviewed.
- 12. Deposit check for pool resurfacing has been sent to the vendor. Board has approved the tile color.

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

ARB Members




Sam Trimble	Steven Mileski
Jeffrey Gavrich	Chad Wilson
Bea Spencer	Paul La Rosa
Brian Pyko	

Upcoming Events

March 11- Community Garage Sale
 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 ; www.LelandManagement.com