

Lake Sawyer South Community Association

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

Date: March 28, 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 (2/28/17):** Tim **MOTIONS** to approve the 2-28-17 minutes as presented, Patrick seconds, unanimous. Jill will send approved minutes to the webmaster for the website.
- V. **PRESIDENT'S REMARKS:** Tim speaks about vandalism at the clubhouse regarding a backflow that was damaged caused by a child hitting it with his bike. The invoice of this event cost the association approximately \$500. The board encourages all homeowners to report vandalism immediately to the authorities.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** none
- VII. **MANAGER REPORTS/FINANCIALS:**
 - a. February 2017 financials: Jill presents the February financials to the board.
 - b. Outstanding invoices: John **MOTIONS** to approve to proceed with final payment to Vemana in the amount of to be taken out of reserves, Joe seconds, unanimous.
- VIII. **COMMITTEE UPDATES:**
 - a. ARB- 19 applications were reviewed this month. 4 applications were denied. The applications were reviewed within a few days. The ARB is currently operating with 3 members. The ARB is seeking volunteers for the committee.

b. Appeals- No update at this time.

IX. OLD BUSINESS

- a. 2017 Reserve Study Update- Update from Townhome working group- Jeff Gavrich speaks about the committee's review and their current findings.
- b. Pool area update- deck, surface, fence estimates, landscaping - Check bushes that are at the pool pump area for replacement. - JILL
- c. Amenities Committee or Survey- No update at this time.
- d. Amendment to docs- Tim MOTIONS to forward draft to Jill to send to the attorney for final review, Joe seconds, John approves, Patrick opposes, motion carries.
- e. Cameras for pool – Patrick gives update regarding current quotes to add cameras at the pool area. Patrick has been advised that additional light is needed for the cameras at night. Patrick will continue to research cameras and prices.
- f. Revision of Covenants Enforcement Policy- The board is currently working on the revised policy. To be discussed at a later date.
- g. Easter egg hunt and/or roll for kids- No update at this time.
- h. Pool furniture- Joe MOTIONS to approve the purchase of the new pool furniture in the amount of \$15,000 to be paid from the reserve account, John seconds, unanimous. The board requests to purchase 2 additional 48" metal tables and 8 chairs to matching the existing set to be included in this \$15,000 limit. Jill will contact vendors with final invoices. -JILL

X. NEW BUSINESS

- a. Putting Green- The board has reviewed multiple estimates. - TABLE
- b. Vending Machine for pool area- Jill has sent the board information regarding purchasing a soda machine for the cabana area. – TABLED till next month
- c. Deactivating pool cards for delinquent homeowner accounts- MOTIONS to proceed with more than 90 days late and \$100 or more delinquent. Joe seconds, unanimous. The board requests Jill to send the sample letter to the board to review. - JILL
- d. Landscaping contract- Arroyo has submitted a renewal contract to the board to review. Joe MOTIONS to continue with Arroyo services for a period of one year without an automatic renewal, John seconds, unanimous. Jill will obtain revised contract and send to the board for a final signature. - JILL
- e. Pool gate- The board requested Jill to contact Alden and/or Bright Future Electric regarding installing a dedicated 110 plug on the wall for the security boxes in the janitor room. - JILL

XI. Adjourn: 9:36pm Tim MOTIONS to adjourn, Joe seconds, unanimous.

Projects that have been completed

1. Manager has contacted electrician to repair front entrance lights.
2. Manager has contacted vendor for estimate to repair or replace water fountain at pool area. Waiting on estimate.
3. Manager has requested 3 sections of sidewalk to be repaired by the county.
4. Manager has sent information to the board regarding vending machines.
5. Fence on Brofield has been repaired.
6. Lake vendor has completed first service on the ponds. County has confirmed there is no further action needed.
7. Pool resurfacing in progress.
8. Arroyo to install new sod in progress at rear of townhomes.
9. Signed CPA engagement contract has been sent to accountant.
10. Manager has sent all approvals to Arroyo, Honel and Top Master Pavers for work at the pool area.
11. Manager has contacted the county regarding the tree to be removed. The county has denied it since it is located on the opposite side of the sidewalk. (not between sidewalk and roadway)

Board Members/positions- 1 year term

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

ARB Members

Jeffrey Gavrich
 Bea Spencer
 Brian Pyko




Appeals Committee

Steven Mileski
 Chad Wilson
 Paul La Rosa

Upcoming Events

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