

Lake Sawyer South Community Association

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

Date: April 25, 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 and Fred Kapelewski from Leland Management are 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 MEETING MINUTES (3/28/17):** Tim **MOTIONS** to approve the 3-28-17 minutes, Joe seconds, unanimous. Jill to send to webmaster for posting on the community website.
- **JILL**

V. **APPROVE MEETING MINUTES (4/4/17):** Tim **MOTIONS** to approve the Special Meeting 4-4-17 minutes, John seconds, unanimous. Jill to send to webmaster for posting on the community website. - **JILL**

VI. **PRESIDENT'S REMARKS:** Tim speaks to the homeowners regarding confirmation from Orange County regarding no watering restrictions for the Association due to the use of reclaimed water. There are no restrictions for residents as well.

VII. **RESIDENT COMMENTS ON AGENDA ITEMS:** Homeowner of 7319 Colbury St. speaks to the board regarding the assessed fine for the covenant violation. Tim **MOTIONS** to lower the fine to \$100 to be paid within 2 weeks, property to be brought into compliance by noon on Monday, submit pictures of such compliance to the association, and maintain for 6 months without any additional violations, Joe seconds, unanimous.

VIII. **MANAGER REPORTS/FINANCIALS:**

- a. March 2017 financials: Jill provides the board with a copy of the March financials and reviews the year to date expenses. Jill discusses the operating account, reserve accounts, prepaid assessments and CDs.
- b. Collections: Alliance Report – Jill provides the board with a summary of each account currently being pursued by Alliance. No board action needed at this time.
- c. Manager Report- Jill provides the board with the latest report of all issues and projects completed.
- d. Flower- Replace in June with red, white, blue flowers in June. Jill to contact the landscaper with this request. - JILL
- e. Light on enclave sign, palm tree on left side of Enclave sign at end of Overstreet needs repair. Jill to contact vendor to repair. - JILL
- f. Outstanding invoices:
 1. Board signs final Arroyo contract. Jill will send signed contract to vendor.
 2. Honel Maintenance invoice for fence painting at playground and pool area. Board signs invoice for payment.

IX. COMMITTEE UPDATES:

- a. ARB- There were 19 applications approved at this month's meeting. Jeff Gavrich speaks to the board regarding the committee and the process by which applications are reviewed and approved.
- b. Appeals- No update at this time.

X. OLD BUSINESS

- a. 2017 Reserve Study Update- Jeff Gavrich speaks to the board regarding the committee's review of the Reserve Study. Jeff will speak to the other committee members to create a final recommendation for the board based on their review. – TABLE till next board meeting.
- b. Pool area update- Pavers including paver wall has been installed. Missing paver by entrance door to the cabana has been replaced as well.
- c. Landscaping inside pool area- Arroyo to submit estimate with drawing of plants. Joe requests to meet with Arroyo to discuss further if needed.
- d. Signage at pool area- Joe will contact the sign vendor regarding food, moving tables, etc. – JOE
- e. Island landscaping- Jill presents the board with the estimate from Arroyo to install new landscaping in the island. The board requests Arroyo to rebid using smaller trees. - JILL
- f. Dead oak tree- The board requests Jill to contact Orange County regarding them to remove and replace the dead tree located on Darchance rd. due to the tree's location being located on county property. Tim requests to speak to the county representative if the county declines to remove/replace the tree.

- g. Trash cans for pool/playground/mailbox kiosk- Tim **MOTIONS** to approve the purchase of 6 trash cans (45 gallon, black, with lid) not to exceed \$2500 to include freight, Patrick seconds, unanimous. - **JILL**
- h. Amenities Committee or Survey- Update from John- John speaks to the board regarding the results of the community survey for possibility of various additional amenities.
- i. Amendment to docs- Jill has sent draft to Scott Kiernan for review. - In progress- Jill presents the board with the final version which was sent to the attorney. Joe **MOTIONS** to include an amendment regarding the land use for a gazebo, John seconds, unanimous. Patrick will send the amendment for this section to Jill. - **Patrick**
- j. Cameras for pool/ Lights with poles/ Electrical outlet in closet – Update from Patrick – Jill and Fred and currently in process of obtaining estimates for camera poles with lights. Fred has contacted and is waiting to receive estimates from 2 vendors.
- k. Revision of Covenants Enforcement Policy – The board provides the updated policy. Joe **MOTIONS** to make the fines non-stackable, Motion fails.
- l. Retainer agreement for attorney for covenant enforcement- Board signs agreement. Tim will send final letter to Jill for covenant enforcement letter.- **TIM** Tim **MOTIONS** to send the attorney’s final recommendation to the management company and the webmaster, Joe seconds, Patrick , John approves

XI. NEW BUSINESS

- a. Treasurer Position- Joe **MOTIONS** to appoint Patrick as the treasurer, John seconds, unanimous.
- b. Privacy Slats for lift station- Fred presents the board with estimates for the fence. The board requests Jill to contact the county regarding adding the slats due to the lift station being owned and maintained by the county. - **JILL**
- c. Palm tree at townhomes was installed but has issues due to soil. - The board requests Jill to confirm the tree will be replaced at no additional charge to the association. - **JILL**
- d. Putting Green- The board has reviewed multiple estimates. Joe **MOTIONS** to proceed with the putting green with wall and fence by Sport Court not to exceed \$30,000 to be taken out of the operating account, John seconds,
- e. Addition of half-court basketball court and a tennis court to the common areas- Tim **MOTIONS** to proceed with the installation of the half-court basketball court and tennis court not to exceed \$75,000, Joe seconds, unanimous.
- f. Vending Machine for pool area- Jill has sent the board information regarding purchasing a soda machine for the cabana area. – **TABLE** till next board meeting.

XII. Adjourn: 9:05pm Tim **MOTIONS** to adjourn, Patrick seconds, unanimous.

Projects that have been completed

1. Pool permit has been renewed with Department of Health.
2. Manager has given approval to repair water fountain at pool area.
3. Fence around pool area and playground and vents on cabana have been repainted.
4. Pool gate lock has been replaced.
5. Front entrance lights have been repaired.
6. Pool resurfacing has been completed.
7. Arroyo has installed new sod in progress at rear of townhomes.
8. New landscaping has been installed at the pool. Palm trees at pool have been moved.
9. Palm tree in island at townhomes has been installed.
10. New pool furniture has been ordered.
11. New landscaping has been installed at mailbox area.
12. Letter boards have been replaced.
13. January and February minutes were sent to the webmaster (John) for the website.ct
14. Manager has contacted

Board Members/positions- 1 year term

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

ARB Members

Jeffrey Gavrich
Bea Spencer
Brian Pyko




Appeals Committee

Steven Mileski
Chad Wilson
Paul La Rosa

Upcoming Events

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