

Lake Sawyer South Community Association

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

Date: May 23, 2017

Time: 6:30pm

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

MINUTES

I. **CALL TO ORDER:** 6:28pm

II. **STATEMENT OF QUORUM PRESENT:**

Tim Nyland- Present John Tramell- Present
Patrick Spikes- Present Joe Milazzo - Present
Jill Rygh 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 (4/25/17):** Tim **MOTIONS** to approve the 4-25-17 minutes as presented, Joe seconds, unanimous.

V. **PRESIDENT'S REMARKS:** None.

VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** None.

VII. **MANAGER REPORTS/FINANCIALS:**

- a. April 2017 financials: Jill provides the board with a copy of the April financials and reviews the year to date expenses.
- 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 and in progress.
- d. CPA Agreement- Jill presents the board with the contact from the CPA regarding the audit for the 2016 financial records. Board signs the contract.
- e. Outstanding invoices: Jill presents the Rustic Pavers invoices for the new pavers at the pool to sign.

VIII. **COMMITTEE UPDATES:**

- a. ARB- No update at this time.
- b. Appeals- No update at this time.

IX. OLD BUSINESS

- a. 2017 Reserve Study Update- Tabled from last board meeting. Tim speaks to the board and homeowners regarding the possible increase in the 2018 townhome assessments or possible special assessment. Joe **MOTIONS** not to proceed mid-year regarding a special assessment on the townhome owners until 2018, John seconds, Patrick opposes, Tim approves. Motion carries.
- b. Landscaping inside pool area- Jill presents the board with an estimate and a rendering drawing from the landscaper. Joe **MOTIONS** not to exceed \$2000 with revisions, Tim seconds, unanimous. - **JILL**
- c. Signage at pool area- Update from Joe. Joe will send estimate to Jill to pay vendor. - **JILL**
- d. Island landscaping- Patrick **MOTIONS** to approve the revised estimate from Arroyo to install landscaping (half size as originally presented), no second. Motion fails.
- e. Dead oak tree- Jill has sent contact information to Tim regarding this issue. Tim will follow up with the county regarding this issue. - **TIM**
- f. Trash cans for pool/playground/mailbox kiosk- Joe **MOTIONS** to proceed with Resort Pools estimate for the purchase of 6 trash cans in the amount of \$2621.37, John seconds, unanimous.
- g. Amenities Committee or Survey- Remove from future agendas.
- h. Amendment to docs- Jill has sent the draft amendment to the board to review. Ask attorney regarding no-vote proxy. - **JILL** Tim **MOTIONS** to hold the meeting on August 9th, 2017, John seconds, unanimous. Jill will contact school for cafeteria availability. - **JILL**
- i. Cameras for pool/ Lights with poles/ Electrical outlet in closet – Hold off on light poles. Camera vendor is meeting with Patrick.
- j. Privacy Slats for lift station- Jill has contacted the county regarding the county paying for the slats to be added.
- k. Palm tree at townhomes was installed but has issues due to soil. The board requests Jill to ask the vendor for a refund. - **JILL**
- l. Putting Green- Second estimate has been received from vendor and sent to the vendor to review. The board requests to proceed with the previously approved vendor.
- m. Additional estimate for half-court basketball court and a tennis court to the common areas- Tim **MOTIONS** to approve vendor Ace Surfaces for half basketball court and tennis court estimate in the amount of \$78,550.92 plus the \$10,580.00 for concrete curb option including an additional \$3,000 for land preparation by Arroyo as necessary with the funds to be paid out of operating account, John seconds, unanimous. Jill to contact vendor for first 50% invoice. - **JILL**
- n. Vending Machine for pool area- **TABLED** till next board meeting.

X. NEW BUSINESS

- a. Fountain lights- Jill presents the board with estimates from 2 vendors to repair the fountain lights. The board requests Jill to contact Lake Doctors regarding an estimate for quarterly maintenance for the fountain and a price for the lights. -

JILL

XI. Adjourn: 8:17pm Tim MOTIONS to adjourn, Joe seconds, unanimous.

Projects that have been completed

- Water fountain at pool area has been repaired.
- Second entrance lights in progress to be repaired.
- Manager has contacted Orange County regarding slats for lift station. Waiting on response.
- Pool furniture has been delivered.
- Arroyo has been contacted regarding irrigation and landscaping trouble areas.
- Second estimate for basketball and tennis court completed.
- Vendor has been contacted regarding mice in the trashcan at the pool area.
- Second vendor has been contacted regarding repairing fountain lights. Board declined due to \$80 trip charge to evaluate. Manager has contacted third vendor to give estimate.
- Estimate to install camera poles has been sent to board to review.
- Windermere Prep has been contacted regarding using conference room for board meetings. Waiting on response.
- Manager created draft amendment and sent to attorney to review.
- Additional pool furniture has been ordered.

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

June 27- Board Meeting
 July 25- Board Meeting
 August 09- Special Meeting/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