

Lake Sawyer South Community Association

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

Date: February 27, 2018

Time: 6:00pm

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

MINUTES

- I. **CALL TO ORDER:** 6:16pm
- II. **ESTABLISHMENT OF BOARD QUORUM:**
Tim Nyland- Present by phone John Tramell- Present
Patrick Spikes- Present Joe Milazzo – Present
Steve Mileski- Present by phone Jeffrey Gavrich- Present
Mike Walker- Absent
- III. **PROOF OF MEETING NOTICE:** Notice was posted at entrance 48hrs prior to the meeting. Notice was also posted on the community website. Florida Statute requirement satisfied.
- IV. **APPROVE MEETING MINUTES (1/23/18):** Joe **MOTIONS** to approve the 1/23/18 minutes, John seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** Joe speaks to the homeowners and board regarding the Next-door website not being an official Lake Sawyer South HOA website. Homeowners with Association concerns should contact Leland Management directly.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** Homeowners ask the board about the timing of Orange County repaving the streets which is currently in progress.
- VII. **GUEST SPEAKER:** John DiMasi attends the meeting in person and speaks to the board regarding his firm's services regarding covenant violation process. The board will discuss further and make a decision at the next board meeting.
- VIII. **FINANCIALS/COLLECTIONS:**
 - a. December 2017 and January 2018 Financials are in process of being corrected per the board's request. No further update at this time.
 - b. PO system for invoices- Joe **MOTIONS** to proceed with PO system for the non-contracted invoices, John seconds, unanimous. Steve will speak to the accounting manager and Jill regarding this process.
- IX. **OLD BUSINESS**

- a. Community Garage Sale- Joe **MOTIONS** to proceed with a budget not to exceed \$200 for the community garage sale, Patrick seconds, unanimous. The date of the event will be April 14th. The board thanks the Waltons for their efforts in coordinating this event. The Waltons will provide receipts to Jill for reimbursement after the event.
- b. Pergola Repairs- Waiting on estimate from Honel Property Management. **VENDOR**
- c. Cameras at the pool- Patrick speaks to the board regarding the new camera installation and the proposed camera locations.
- d. Gate access times- Check with gate regarding only board, management, and vendors having 24hr. access. All homeowner cards should not access the pool area after 9pm. **- JILL**
- e. Tennis Court letter- Patrick will contact Orange County regarding the variance for the tennis/basketball court.
- f. Food truck- Patrick has talked with the county about this issue. No update at this time.

X. NEW BUSINESS

- a. Tree trimming around pool area- Arroyo has presented the board with an estimate in the amount of \$600. Joe **MOTIONS** to proceed, John seconds, Patrick, Steve, and Tim opposed. Motion fails.
- b. Entrance Flowers- Arroyo has presented the board with the options. Jill has made the selection and given to Arroyo.
- c. Horizons West- The board discussed the Horizons West Alliance and the potential for its interests to conflict with that of Lake Sawyer South. While there has been no conflict since its inception in December 2017, its collaboration on HOA related issues creates the possibility. There is also concern that this new organization is misrepresenting itself as an alliance of the HOAs in our area. Currently, Lake Sawyer South has no relationship and is not affiliated with the Horizons West Alliance.

XI. ADJOURN: 8:13pm Joe **MOTIONS** to adjourn, Patrick seconds, unanimous.

ITEMS THAT HAVE BEEN ADDRESSED

- Manager reported fountain light not and pressure not working correctly which was repaired.
- Various sidewalks throughout the community have been repaired/ currently in process of being repaired by the county.
- Vendor in process of cleaning the sidewalks and the common area sidewalks. Majority has been completed except a few areas which are still in process due to the county being on site the same day. Vendor is aware of the areas and will complete them shortly.
- Tennis/ Basketball court still in progress due to needed homeowner signatures. Letter has been provided by the board to mail.
- Manager spoke to the county and confirmed that the roads will be resurfaced in the next 2 months.

- Information regarding board certification was provided to Mike which has been completed.
- Manager has invited Patrick Burton, Esq to the next board meeting.
- Manager has invited Melinda with Leland IT team to attend next board meeting.
- Termite bonds for townhome building 16, 19, and cabana were renewed this month.
- Manager visited community 5 times this month. (2 times for violation inspections)

Board Members/positions- 1 year term

Appeals Committee

Tim Nyland-President
 Joe Milazzo- Vice President
 John Tramell- Secretary
 Patrick Spikes- Treasurer
 Steve Mileski - Director
 Jeff Gavrich - Director
 Mike Walker -Director




ARB Members

Jeffrey Gavrich	Paul La Rosa
Bea Spencer	Chad Wilson
Kristina Charistino	Henry Perez

Upcoming Events

March 22
 April 14- Community Garage Sale
 April 24
 May 22
 June 26
 July 24
 Aug 28
 Sept 25
 Oct 23- Budget and Annual
 Nov 27

Legend

-  - Assigned Task in progress
-  - Task Completed
-  - Legal Action Taken(Motion, Table, etc.)

Websites: www.LakeSawyerSouth.com ; www.LelandManagement.com