

# Lake Sawyer South Community Association

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

**Date:** June 26, 2018

**Time:** 6:15pm

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

## MINUTES

- I. **CALL TO ORDER:** 6:24pm
- II. **ESTABLISHMENT OF BOARD QUORUM:**  
Tim Nyland- Present    John Tramell- Present  
Patrick Spikes- Present    Joe Milazzo – Present  
Steve Mileski- By phone    Jeffrey Gavrich- Present  
Mike Walker- Present
- 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:** Patrick **MOTIONS** to approve the May 22, 2018 minutes, Jeffrey seconds, unanimous.
- V. **PRESIDENT'S REMARKS:**
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** Board speaks to a homeowner regarding the recent irrigation break near 12840 Salomon Cove Drive.
- VII. **FINANCIALS/COLLECTIONS:**
  - a. May 2018 financials- Jill provides the board with a copy of the May financials to review.
  - b. Collections- Jill provides the board with an updated delinquency report and report from Alliance with status of each account currently being pursued. Joe **MOTIONS** to change the collection policy to reflect an intent to lien to begin starting 45 days after the due date and when the balance due is a minimum of \$100 in assessments. John seconds, unanimous. Joe **MOTIONS** to send a collection letter to the owners of accounts # who failed to pay the entire debt due to the Association prior to the title being transferred to the new owners and for Alliance to proceed thereafter if the debt is not satisfied., Tim seconds, unanimous
  - c. Collection policy – Steve **MOTIONS** to review each account on a base by base case, Joe seconds, motion fails.

## VIII. OLD BUSINESS

- a. Pergola Repair Update- Steve gives an update of this project. The style will mirror the Derexa entrance.
- b. Cameras at the pool- No update at this time.
- c. Tennis Court update- Waiting on final signatures from Orange County.

## IX. NEW BUSINESS

- a. Townhome garage painting RFP- Draft has been sent to the board to review. Patrick **MOTIONS** to approve the final draft created by the Board, Joe seconded, unanimous. The final draft will be emailed to Jill.
- b. Town Home Fences- Opinion from the attorney- During a conference call the board had with general council, the board learned that they had a responsibility to maintain and replace all the townhome fences including the interior fences. 3 Fence companies to assess all the fences for condition, leaning, repair, and replacement to be done in July using signs with the date. – **JILL** Get estimate from Dianne to clean all the fences for the townhomes.- **JILL**
- c. Stop signs for Venetta/Tattant intersection- Manager has contacted Orange County for this request.- Mary gives an update on the request made to Orange county.
- d. TH monument electrical estimate- Estimate for \$175- **MARY** move it. Tim **MOTIONS** to approve \$175 for the electrical outlet in the rear of the townhome monument, Joe seconds, unanimous.
- e. TH paving to repave the sidewalk, area behind alleyway, and parking lot- Joe **MOTIONS** to approve the estimate #285 in the amount of \$16,260 to include the 50% deposit to be paid out of reserve COA8010, Tim seconds, unanimous. Joe **MOTIONS** to approve estimate #288 in the amount of \$3,200 from COA3010 for D&C Parking Lot Maintenance Inc., Tim seconds, unanimous.
- f. TH tree stumps/ tree replacement- Joe **MOTIONS** to approve the oak tree trimming in the amount with Arroyo, Patrick ney, Motion carries.
- g. Estimate to repaint pool parking lot lines
- h. Pool furniture- John **MOTIONS** to proceed with the purchase of 15 new chairs (Estimate #15000) not to exceed \$3000, Patrick seconds, unanimous. John **MOTIONS** to donate the chairs, Mike seconds, unanimous.
- i. Pool sign- Joe **MOTIONS** to approve the sign estimate in the amount \$389.75 (PO 6670), John seconds, unanimous. – **JOE**
- j. Additional signs- **TABLE** till next board meeting
- k. Extra pool service- Simon will send new contract to begin July 1<sup>st</sup>.
- l. New/additional Christmas Decorations- Patrick will get quote on larger flags for ground.-Patrick
- m. OCSO off-duty service to combat speeding – John has requested from the county. – **JOHN**
- n. Repaving back alley- Jill has confirmed with Meritage Homes confirming they will repave the back alley at their cost. This project will begin approximately 2 months.

- X. **ADJOURN:** 9:00pm **MOTIONS** to adjourn, seconds, unanimous.

## **ITEMS THAT HAVE BEEN ADDRESSED**

- Approval for pergola repairs has been given to Honel to begin. Honel in process of giving color pallet to board to select colors.
- No termite bonds were up for renewal this month.
- Townhome gutters were cleaned out.
- Approval to repair wood fence was given to vendor to proceed.
- Manager visited community 3 times this month. (2 times for violation inspections)
- Manager has contacted landscaper regarding condition of the common areas.
- Mailing and email blast for revised covenant enforcement policy was sent to all homeowners.
- Grids for pool filter were changed.
- Manager obtained estimate for parking line painting.
- RFP for townhome painting in process.
- Townhome fire extinguisher to be repaired on June 11<sup>th</sup>. Inspected on 6-12-18 and it is not satisfactory. New box is currently being ordered.
- Townhome owner paver lifted scheduled to be repaired.
- Oil on roadway has been cleaned by Pulte Homes.
- Playground gate has been submitted for repair.
- Manager has contacted landscaper for main irrigation shut off valve locations.
- John Tramell has been sent a \$10 reimbursement check for notary services.
- Manager has contacted landscaper about returning irrigation heads or taking picture of broken heads.
- Manager has contacted Sport Court regarding missing putting green flag.
- Manager has requested the life rings at the pool be cleaned, soap added to dispensers in restrooms.

### **Board Members**

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  
Bea Spencer  
Katrina Christiano




### **Appeals Committee**

Paul La Rosa  
Chad Wilson  
Henry Perez

### **Upcoming Events/Meetings**

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](http://www.LakeSawyerSouth.com) ; [www.LelandManagement.com](http://www.LelandManagement.com)