

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200
Mary Munera CAM

Date: August 28, 2018 **Time:** 6:15pm

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

MINUTES

I. CALL TO ORDER: 6:15p.m.

II. ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present	Vacant
Patrick Spikes-present	Joe Milazzo — present
Steve Mileski- absent	Jeffrey Gavrich- present
Mike Walker- present	

III. PROOF OF MEETING NOTICE: Notice is to be posted at entrance 48hrs prior to the meeting.
Notice was posted on the community website.

IV. APPROVE MEETING MINUTES: Joe MOTIONS to approve the July 24, 2018 minutes, Jeff seconds, unanimous.

V. PRESIDENT'S REMARKS: Joe speaks about the importance of communication between the Board members and between Board and Management.

VI. RESIDENT COMMENTS ON AGENDA ITEMS: Residents of 12718 Solomon and 7617 Colbury want their attorneys fees waived, per written request. After reviewing the timeline of notifications and communication between Management and the rental property manager, the Board emphasized the need for deadlines and clear direction to violation correction. The Board stated a violation of the governing documents either exists or it doesn't and if it existed, then the attorneys fees will not be waived. No attorneys fees will be waived. 13716 Darchance met with the ARB Chairperson and agreed to submit an application to paint his home.

VII. FINANCIALS/COLLECTIONS:

- a. July 2018 financials- The financials were reviewed. No questions at this time.
- b. Collections- The quarterly reminder and late notices are not to be sent certified as it is too costly for the Association. Manager Munera will check with the Mailing Department to verify if the envelopes for late notices can be stamped with a message such as "urgent".

Joe MOTIONS to approve sending balance due reminders automatically every quarter for any account, not with the attorney, for any balance amount due, Jeff seconds, unanimous.

VIII. OLD BUSINESS

- a. Cameras at the pool- Update – Management was requested to look into the cost of having a line for streaming WIFI installed at the clubhouse, then the cameras can be connected to that signal.
- b. Tennis Court update- The tennis court permitting process is finished. We are waiting on the amended drawing to be submitted. This will take a few more weeks for the County to respond. The County is donating a few benches to the project.
- c. TH paving/pothole repair- Repairs of the alley behind the Salomon Cove have started. The paving and sidewalk work at the mailbox kiosk parking lot is in progress. The Board is not satisfied with the current status as it appears patchy and there is ponding water. The Board would like pictures taken to document the condition. Management confirmed the vendors final payment has not been released.

XI. NEW BUSINESS

- a. Townhome garage painting RFP- The revised estimate and spreadsheet were reviewed. Management reached out to the references and no negative references were reported. Joe MOTIONS to approve Empire Works proposal to paint the townhome garage buildings, contract #2020515, for \$38,539.00 with a 10% deposit of \$3,853.90, to be paid up front to commence the project.
Patrick seconds, unanimous.
- b. Town Home Fences- RFP- The Board asked Manager Munera to approach Empire Works about a cost for cleaning and repair of the vinyl fencing between the townhome units to be completed at the same time as the garage painting.
- c. Stop signs for Venetta/Tattant intersection- update: John is looking into whether the County will or will not allow the speed/vehicle tracking sign to be added to a traffic signs onsite. Speed trailers may be another, temporary, alternative. Speed tables were suggested by resident Mr. Rosen. Manager Munera will check with the Orange County sheriff's Office to verify if an HOA hired off-duty officer would be equipped with radar equipment, and willing to write tickets for traffic violations, speeding etc.
- d. TH tree stumps/ tree replacement- Tabled at previous meeting- Table this project.
- e. New/additional Christmas Decorations- The new lights were tested. They have blue tooth activation (code required). There are 4 per side. Patrick will try to get a lower cost. The Board would like to see a test run of the materials.

John MOTIONS to approve purchase of the holiday décor and lighting not exceed \$3500 with a majority Board approval upon visual inspection. Patrick seconds, unanimous.
- f. OCSO off-duty service to combat speeding- Already discussed under Item C.
- g. Appointment of New Board Member to fill vacancy and organization of members- No members have stepped forward to volunteer at this time. An announcement of the vacancy will be mentioned in the Annual Members Meeting notice.
- h. Fountain/Ponds- The Board believes some of the trouble with the pond condition is that the area is being "double treated", treated by both Lake Doctors and the County. The bids for repair of the pool house pond fountain were reviewed. Management to get a quote for adding bubblers and stock carp to aerate ponds.

Joe MOTIONS to approve moving the fountain motor and pump equipment to the shore for a cost not to exceed \$10,000 or if the estimated cost exceeds \$10,000, to move head with the replacement of the motor and pump of the fountain as written via the Lake Doctors quote dated 8/7/2018 for \$6,929.96. Patrick seconds, unanimous.

- i. Parking notices on County Streets within community- Towing signs and an agreement at needed for community street parking enforcement via towing. No further action is to be taken at this time.

The following items were discussed before adjournment:

Patrick MOTIONS to Cliff and his wife to host the Halloween Pool Party with a \$500 budget limit. Joe seconds, unanimous

Joe MOTIONS to approve the Garage Sale for October 20th and provide Tatiana Walton \$200 budget for the permit and advertisement. Jeff seconds, unanimous

Management directed to do the following:

- Investigate electronic signatures and processing for the ARB applications
- Get another vendor to work on the split rail fencing- shortened telephone post installations may help deter parking in unapproved areas in the alleys like the one behind Salomon
- Lower the new doggie potty station at Salomon common area
- Get a cost for adding a boulder to the rutted corner by the new home construction
- Tattant/Brofield – house with rope tree-check parking issues
- Agree to free annuals installation in exchange for

X. ADJOURN:

Joe MOTIONS to adjourn the meeting at 8:46pm. John seconds, unanimous.

Upcoming Events/Meetings

Sept 25

Oct 23- Budget and Annual

Nov 27

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

Board Officers

VACANT-President

Joe Milazzo- Vice President

John Tramell- Secretary

Patrick Spikes- Treasurer

ARB Members

Jeffrey Gavrich

Bea Spencer

Katrina Christiano

Appeals Committee

Paul La Rosa

Chad Wilson

Henry Perez