

Lake Sawyer South Community Association- Board of Directors Meeting

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

Date: May 28, 2019 **Time:** 6:15 pm

Location: First Baptist Church of Windermere
8464 Winter Garden Vineland Road, Orlando FL 32836.

MINUTES

I. CALL TO ORDER: 6:18pm

II. ESTABLISHMENT OF BOARD MEMBERS PRESENT TO REACH QUORUM:

John Tramell	Janelle Shay
Patrick Spikes	Joe Milazzo
Steve Mileski	Jeffrey Gavrich
Mike Walker	

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

IV. APPROVE MEETING MINUTES: To approve the April 23, 2019 Board Meeting Minutes.

Steve made a motion to approve the April 23, 2019 meeting Minutes.
Janelle seconded the motion. 4 voted in favor, Joe, Mike and John abstained due to absence, motion passed unanimously.

V. PRESIDENT'S REMARKS: Joe thanks the homeowners for attending.

VI. RESIDENT COMMENTS ON AGENDA ITEMS: Concerns were voiced about timely follow not being received from the Manager. Steve made the comments that Gary Van der Laan of Leland promised to fix the phone process. A complaint was made that no one follows up on the ARBs. Homeowners want more active communication from the Board/Management about on goings in the community. Management to send Minutes to e posted quicker. The Board replied that owner may contact Management for HOA information, go on either of the 2 established websites or come to a meeting. Homeowner Tom Walker had a traffic study performed for adding a stop sign. The Board responded to this by encouraging owners to report traffic issue to OSCO, call 311 and that they can vote as a citizen for additional traffic signage. 7740 Ridge vent is not yet fixed and needs follow up. The irrigation is still watering the tennis courts. Joe voiced concerns about Management not sending violation letters for some items such as high grass. Manager

Munera responded that she notated the high grass of 13326 Roskin on her inspection for a follow up to see if it is a repeat issue but did not send a letter. There were concerns over the time delay in violations being reported versus enforcement.

VII. GUEST SPEAKERS – ALLIANCE AND RYESTONE- Ryestone declined to attend.,, Steve thanks Sharon Brown of Alliance for attending. Copies of the latest collection report were provided by Sharon. Ms. Brown clarified that Ryestone and Alliance CAS are not the same company. At one Alliance used Ryestone's collection services. Sharon states she believes the delay in processing collections is due to Leland's in house procedures (4-6mo through Lien process) versus Alliance receiving the file immediately after the account has become delinquent past the grace period. Sharon will work with Leland to form a Standard Operating Procedure (SOP) to expedite the HOA's requests. The collection status of all of the accounts with Alliance CAS were reviewed. Sharon confirmed she can follow up quarterly with the accounts.

Patrick asked that no auto renewals be allowed in the contract with Lake Sawyer South per the community's regulations.

Joe made a motion to approve Association file Association Lien foreclosure and pay a cost deposit of \$900 for each of the accounts as follows: 101105871, 101101821 and 101103300. All were in favor, motion passed unanimously.

VIII. COMMITTEE UPDATES – A newsletter is being created and emailed out by the Board to the Membership via Janelle's email address list. Contact Management or Janelle to be added to the list. Shannon Boe has volunteered for the ARB.

IX. FINANCIALS/COLLECTIONS:

- a. 2018 Year End and 2019 financials- No additional action.
- b. Invoice Approvals- To be discussed under Old Business A.
- c. Collections – Review Alliance and AR Reports – This was addressed earlier in the meeting.

X. OLD BUSINESS

- a. Tennis/Basketball courts- Arroyo estimate 4228 for \$5600 reviewed but not approved as all trees died. Hold/table estimate 3388 from Arroyo for the tree installation. It was suggested a fence be added around the basketball court and a card reader be installed like the one at the pool. A sign for rules and regulations for the area needs to be posted. Management states courts should not be open yet without proper authorization from the County and rules in place.
- b. TH paving/pothole repair- Berkshire Alley- Westside Village has not yet responded to the Association's letter. No additional action.

- c. Paving- Mail kiosk parking, Salomon Cove- Proposals from Hall Company and Driveway Maintenance were provided. No additional action.
- d. Shade structures Pressure washing- townhomes, single family homes, common area- Permit in review with the County.
- e. Landscaping – landscaping at townhomes- Management has not received the itemization of type of plant, # of plants and plant size at installation.
- f. Townhome Garage Painting- Empire Works- Empire Works is still completing punch list repairs.

XI. NEW BUSINESS

- a. Board – Townhome Meet and Greet- This is slated for 9-11am in July, dated to be determined and posted in July Newsletter.
- b. Pending Estimates- No additional action at this time. The Board will call a special meeting if needed.
- c. Townhome Monument Sign Replacement- Patrick is working with Mike of Honel Maintenance to create a design. No additional action taken at this time.

Patrick stated the lights for the entrance are at his house and he will get them installed. John Trammel leaves at 8:15pm.

- d. Townhome Structural Repairs and Repaint- The proposed additional punch list repairs from Empire Works were provided to the Board. Joe stated he would like to reach out to Scott Kiernan to have a meeting with him about townhome exterior maintenance and for the Board to provide a list of questions in advance to be presented to Scott.

Joe made a motion to approve the Board to reach out to Scott Kiernan relating to the liability and requirement of the Association to paint the townhomes, especially concerning the ones not repaired from construction defects and whether the Association must list this information on an estoppel. Janelle seconded the motion. All were in favor, motion passed unanimously.

- e. Violations – Enforcement and Damages- The resolved violations did not close due to a programming error. Management will be able to close them, but must open each to do so manually.

XII. ADJOURN: 9:01pm

Joe made a motion to adjourn the meeting at 9:01pm Janelle seconded the motion. All were in favor, motion passed unanimously.