

Lake Sawyer South Community Association

6972 Lake Gloria Blvd
Orlando, Florida 32809-3200
Jill Rygh, LCAM, CMCA, AMS

Date: February 23, 2016

Time: 6:30pm

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

MINUTES

I. CALL TO ORDER: 6:30pm

II. STATEMENT OF QUORUM PRESENT:

Tim Nyland- Present

Stash Noga- Present

Joe Milazzo – Present

Lisa Brentlinger- Present

John Tramell- Present

Patrick Spikes- Present

Lemarie Godsey- joins after call to order by telephone at 7:15pm. Board member leaves phone meeting at 7:46pm.

Jill Rygh from Leland Management is present as well.

III. PROOF OF NOTICE: Notice was posted at entrances minimum 48hrs in advance of the meeting.

IV. APPROVE PRIOR MEETING MINUTES (1/25/16): John **MOTIONS** to approve the previous minutes dated January 25, 2016, Joe seconds, unanimous.

V. MANAGER UPDATE/FINANCIALS:

a. January 2016 Financials: Jill provides the board with a summary of the January 2016 financials. Jill gives an overview to the board of the current accounts year to date.

b. Collections: Guest Speaker: Sharon Brown from Alliance – Tim **MOTIONS** to proceed with the noted accounts to proceed to the next step for each account as recommended by Alliance, Lisa seconds, unanimous.

c. Collection Policy: Tim **MOTIONS** to approve the draft collection policy presented by Leland, Joe seconds, unanimous.

1. Payment plans up to 12 months

2. Optional payment plan for balances over \$1,200 with 30% down-payment

3. Exceptions to be made on case by case basis upon written appeal to the board),

d. Invoices for board approval: Jill speaks to the board regarding the following unpaid invoices...

1. Invoice for pressure washing- The board approves to proceed with Joe's recommendation to pay the invoice from AB Pressure washing. Jill will contact the accounting manager with approval to proceed. – Jill completed

2. Bright Future Electric invoice- The board approves to proceed with payment to Bright Future Electric in the amount of \$1160. – Jill completed

VI. Committee Reports:

- a. ARB Committee: The ARB members that are in attendance speak about the current applications and the positive work that they have accomplished. The ARB are currently reviewing the possibility of using SmartStreet. No further action needed at this time.

VII. OLD BUSINESS

- a. Pulte Lawsuit Update- Tim gives the homeowners in attendance an update regarding the Pulte mediation that occurred last week.
- b. Landscaping estimates- 5 vendors have submitted their bids. Jill has organized information for the board on a spreadsheet to review and discuss. Lisa MOTIONS to hire Arroyo Landscaping, John seconds, Patrick- nay, Stash- nay Tim- nay , Motion carries (4-3). The board requests Jill to arrange an onsite meeting with Arroyo and the board.- JILL-completed Jill to proceed with the 30 day courtesy letter to terminate Sod Doctor services. – JILL-completed
- c. Estimate for repair work 12922 Vennetta- Issue has been corrected according to the homeowner. No further action needed at this time.
- d. Housekeeping letter has been sent to all homeowners- No further action needed until March 1st, 2016 which is deadline per letter. Jill will do full inspection after March 1st.
- e. Proposed irrigation repairs from landscaper- The new landscaper will do a full audit and provide estimate with report once beginning on the property.
- f. Grounding of easement fence- Tim provides update- Lisa MOTIONS to proceed with the estimate, Joe seconds, 4-2 approved.
- g. Landscaping Issues (per Patrick Spikes email of 1-22-16): Pet stations to be evaluated by the new landscaper. Jill to get estimate to add concrete to the entrance where Sod Doctors has removed foliage.- JILL
- h. Irrigation upgrade- Jill to contact Arroyo to do first irrigation inspection. – JILL
- i. Fining Committee Establishment – Tim MOTIONS to appoint Paul La Rosa, Steven Mileski and Chad Wilson to the fining committee, Patrick seconds, unanimous. Covenant enforcement policy approved by the board.
- j. Pressure washing estimates- pool shades, benches, cabana- Jill to call the vendor to check on the cherry picker status. – JILL- TABLE Estimate to pressure wash pool area, pool shades, and realign benches at playground. – Tim MOTIONS to approve the lower estimate for the pad, motion fails.

- k. Installation of 6 boulders to replace reflective posts on the Londale Island.
Patrick and Tim agree to proceed with this action.- Patrick and Tim- completed

VIII. NEW BUSINESS

- a. Invoice handling and payment procedures- At a later date, invoices will be available online for the board members. All non-reoccurring invoices over \$1000 require board approval to proceed with payment.
- b. Missing boards behind 7772 Brofield due to possible vandalism- Tim volunteers to address this issue with a vendor.- TIM
- c. Fence located at 7410 Colbury- The board confirms this fence belongs to the homeowner. Jill will contact the homeowner with this information. - JILL
- d. Tree removal for 7143 Anselmo Ln- The board declines the request to remove the tree in front of this home. No further action needed.
- e. Entrance monument- repair/rebuild- Get estimate for rebuild pergola tops on Londale and Derexa due to wood rot. - JILL
- f. CAI Trade Show- March 10th- Jill provides free admission passes for board members and ARB members to the event.

- IX. ADJOURNMENT: 10:02pm Tim MOTIONS to adjourn, Joe seconds, unanimous.**

Projects that have been completed

1. Inspection of all HOA records was conducted at the Leland office regarding the lawsuit.
2. Jill has notified accounting manager regarding of holding the late fees for the first quarter.
3. Housekeeping letter has been sent to all homeowners.
4. Jill has performed 3 violation inspections.
5. Website has been updated with new ARB forms and gate access forms.
6. No parking signs have been removed.
7. Pavers at pool have been repaired. Keys to the restrooms have been returned.
8. Web-portal has been opened for board members.
9. Jill has contacted Massey regarding the current termite contracts.
10. Jill has contacted insurance carrier regarding removing Aegis from the policy and adding Leland management to the policy.
11. Jill has contacted Simon (landscaper) regarding repairing broken irrigation covers due to trip hazards.
12. Jill has informed Simon to repair any extremely broken heads. Note: at previous board meeting Simon informed Jill and board that there were no immediate issues to be addressed.
13. Jill has contacted Orange County regarding a raised sidewalk at 13998 Darchance.
14. Jill has met with and obtained estimates from 5 landscapers and organized information on a spreadsheet for the board to review.

15. Newsletter has been emailed to all homeowners with emails on file with the HOA.
16. Jill has contacted approximately 5- 6 realtors this month regarding obtaining the correct realtor signs.
17. Jill has contacted vendor to inspect fence at 7410 Colbury.

Board Members/positions- 1 year term

Tim Nyland
Stash Noga
Joe Milazzo
Lisa Brentlinger
John Tramell
Patrick Spikes
Lemarie Godsey

ARB Members

Charles Breed
Jeffrey Gavrich
Jessica Kendall
Nancy Rajoppi
Sam Trimble




Appeals Committee

Steven Mileski
Chad Wilson
Paul La Rosa

Upcoming Events

Mar 22 – Board Meeting
Apr 26– Board Meeting
May 24 – Board Meeting
June 28 – Board Meeting
July 26 – Board Meeting
Aug 23 – Board Meeting
Sept 27 – Board Meeting
Oct 25 - Board Meeting
Nov 22– Budget and Annual Meeting

Legend

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

Websites: www.LakeSawyerSouth.com