

# Lake Sawyer South Community Association

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

**Date:** March 22, 2016

**Time:** 6:30pm

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

## MINUTES

**I. CALL TO ORDER:** 6:32pm

**II. STATEMENT OF QUORUM PRESENT:**

Tim Nyland- Present  
Stash Noga- Absent  
Joe Milazzo – Present  
Lisa Brentlinger- Present  
John Tramell- Absent  
Patrick Spikes- Present  
Lemarie Godsey- Present

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 (2/23/16):** Joe **MOTIONS** to approve the February 23, 2016 minutes, Patrick seconds, unanimous.

**V. PRESIDENT REMARKS:** Tim gives the homeowners a summary of the accomplishments and events that occurred throughout the month. Tim and the board thank the ARB committee for their efforts with the applications, communications, and other projects.

**VI. MANAGER UPDATE/FINANCIALS:**

- a. February 2016 Financials: Tim **MOTIONS** to move \$1900 (line 7310), seconds, Lisa unanimous.
- b. Collection Policy- Jill presents the board with a draft copy of the collection policy. Tim **MOTIONS** to approve the payment policy providing the final copy, Lemarie seconds, unanimous.

**b. Collections Reports:**

**1.** Lot 64006- Jill provides the contract for Ryestone for this particular home.- Joe **MOTIONS** to proceed with contract, Patrick seconds, unanimous.

**2.** Ryestone contract- The board requests JILL to forward to the board. - **JILL**

3. Tim **MOTIONS** to approve lien foreclosure for Lot 62047 and Lot 12168, Lisa seconds, unanimous. Jill to send approval to Alliance. - **JILL- completed**

#### **VII. Committee Reports:**

- a. Landscaping Committee- Tasked with selecting flowers for entrances. Flowers will be installed by Arroyo landscaping this week.
- b. Covenants Enforcement Committee- Had an initial meeting and set a policy.- Jill to send letters to the committee regarding first home to be reviewed at the hearing. - **JILL**

#### **VIII. OLD BUSINESS**

- a. Pulte Lawsuit Update- Tim speaks briefly about the lawsuit.
- b. Fire at 7736 Moser Ave. Update- Jill has sent a notice to the homeowner and contacted Code Enforcement. Jill will follow-up with the code enforcement officer.- **JILL**
- c. Arroyo Landscaping- Update for homeowners- Arroyo will do first service this Friday. Arroyo has trimmed all the crepe myrtles. Arroyo will do detail work this week.
- d. Irrigation repair approvals- Jill has sent approvals to Arroyo to proceed immediately.
- e. Estimate to add concrete to the entrance where Sod Doctors has removed foliage. Honel has sent first estimate. Jill has contacted Orange County regarding Orange County doing the work at their cost since this is in the right-of-way. Waiting on response from Orange County.
- f. Estimate to clean pool shades, clean and paint cabana area.
  1. Joe **MOTIONS** to approve the estimate to clean and paint cabana in the amount of \$959.74 to be paid out of reserve line 3040, Lisa seconds, unanimous.
  2. Hold on estimate for pergola.
  3. Tim **MOTIONS** to approve to proceed with cleaning shades, Patrick seconds, unanimous.
- g. Bench relocation- Patrick and Tim will remove the benches.- **TABLE** The board requests for an estimate to move bench from the Londale entrance.- **JILL**
- h. Missing boards behind Brofield due to possible vandalism- Tim **MOTIONS** to approve the repair not to exceed \$60, Joe seconds, unanimous. Tim will arrange with vendor.- **Tim**
- i. Entrance monument- repair/rebuild estimates-The board tables this issue to a later date in the year. - **TABLE**
- j. Pool deck renovation- Arroyo gave estimate to redo the landscaping around the pool. The board decides to table this issue to the next meeting.- **TABLE**

**IX. NEW BUSINESS**

- a. Estimate for faded signs throughout the community- Jill is currently working on this project. Joe has sent estimate to the board. Joe will create a detailed map of the location of the signs.- **JOE**
- b. Insurance policy renewal- Jill is communicating with insurance rep for quotes and to set up an onsite visit in April.
- c. Swim lessons in community pool (Swim Kids) - The board has set their stipulations for this event. Jill to confirm with the vendor with the agreement. - **JILL**
- d. Owl for pool- Lemarie **MOTIONS** to approve the purchase of a fake owl not to exceed \$40, Patrick seconds, unanimous. Lemarie and Joe will work on the purchase of the new owls.- **Joe/Lemarie**
- e. May garage sale update – Joe **MOTIONS** to approve to Tatianna coordinate the garage sale for May 7<sup>th</sup>, Tim seconds, unanimous. Tatianna will organize event including pulling permit, advertising, and installing banners.
- f. 2013 Reserve Study- Jill has sent the 2013 reserve study to the board to review. This subject will be discussed at next board meeting. The board requests Jill to obtain bid for renewal. - **JILL**

**X. HOMEOWNER QUESTION AND COMMENTS: None**

**XI. ADJOURNMENT: 8:35pm Tim **MOTIONS** to adjourn, Joe seconds, unanimous.**

**Projects that have been completed**

- 1. Fence grounding has been completed.
- 2. Boulders have been installed on Londale.
- 3. Newsletter has been emailed to all homeowners on record.
- 4. Jill has contacted owner of home on Colbury regarding his ownership of the fence.
- 5. Jill has reported street sign to Orange County that needs repair.
- 6. Jill has contacted Orange County regarding raised sidewalks throughout the community.
- 7. Jill has called several realtors in the community regarding their unapproved realtor sign.
- 8. Pool pump has been installed.

**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**




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

**Websites:** [www.LakeSawyerSouth.com](http://www.LakeSawyerSouth.com)

**Landscape Committee**

Doug Hastings  
Phillis Tepper  
Gene Pedriani

**Legend**

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