

Lake Sawyer South Community Association

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

Date: April 26, 2016

Time: 6:30pm

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

MINUTES

I. CALL TO ORDER: 6:34pm

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- 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 (3/22/16): Joe **MOTIONS** to approve the March 22, 2016 minutes, John seconds, unanimous.

V. PRESIDENT REMARKS: Tim welcomes the homeowners in attendance and gives an update on the current projects, trash cans, and other current board projects in progress.

Tim also gave an update on the town home construction defect lawsuit. Those who were under individual retainer with attorney Michael Sasso were given the opportunity to excuse themselves to prevent any appearance of interference with an attorney-client relationship. Highlights included background on the Association's involvement, costs to date, Mr. Sasso's termination of his retainer with the Association as a client, Pulte's attempts to reach out to the Association to address the issues, and a robust Q&A. Residents under retainer with Mr. Sasso who had questions directly relating to their case were referred to their attorney.

VI. MANAGER UPDATE/FINANCIALS:

- a. March 2016 Financials: Jill presents the board with a copy of the March financials to review. There are concerns at this time.

- b. Collection Policy- Jill presents the board with the final collection policy which Tim Nyland signs on behalf of the entire board.
- c. Collections Reports: Jill provides the reports from Alliance, Ryestone, and Leland Management regarding past due accounts. Alliance recommends foreclosure for 2 past due homeowners and one lien foreclosure. Tim **MOTIONS** to approve to proceed with action for Lot 47, Patrick seconds, unanimous. Stash **MOTIONS** to proceed with legal action for Lot 168, Patrick seconds, unanimous.
- d. Landscaping Report- Jill has provided a report from Arroyo regarding the landscaping in the community.
- e. Past due invoices- Jill presents the board with invoices from Arroyo to be approved.

VII. Committee Reports:

- a. Landscaping Committee- Lisa **MOTIONS** to appoint Paul La Rosa and Denise Brown-Jaehrling to the landscape committee, Patrick seconds, unanimous. Bonnie Riley and Herbert Davis have resigned from the committee.
- b. Garage Sale Update- Currently have 45 residents signed up for the garage sale.
- c. ARB Update- There were 26 applications reviewed this month by the ARB Committee.
- d. Covenants Enforcement Committee-
 - 1. 7700 Brofield- Re-initiation of fine for non-compliance- Tim **MOTIONS** to re-instate the fine of \$1000, Lemarie seconds, unanimous.

VIII. OLD BUSINESS

- a. Fire at 7736 Moser Ave. Update- Jill has sent 2 notices and will send a final notice to the homeowner. Orange County Code Enforcement has been contacted as well.
- b. Bench relocation- Per previous board meeting, Patrick and Tim will remove the benches.- HOLD
- c. Missing boards behind Brofield due to possible vandalism- Update from Tim- HOLD
- d. Entrance monument- repair/rebuild estimates-The board tables this issue to a later date in the year. (Tabled from previous board meeting)- **TABLE** till September
- e. Pool deck renovation- Arroyo gave estimate to redo the landscaping around the pool. The board decides to table this issue to the next meeting.(Tabled from March board meeting)- **TABLE** till September
- f. Corner area to bill filled with cement- The board suggests that Jill contact the landscaping committee for their opinion on this area. **Jill- Completed**

IX. NEW BUSINESS

- a. Landscape Committee Scope of work- Board will meet with the landscape committee this week. Tim **MOTIONS** to approve the landscape committee scope, Patrick seconds, unanimous.
 - b. Bike path ownership- Jill has contacted the county and received confirmation that Orange County is responsible for the ownership and maintenance of the bike path.
 - c. Estimate for faded signs throughout the community- Joe **MOTIONS** to approve the estimate for approximately \$1000, John seconds, unanimous. Allocate to line 6670. Jill
 - d. Age limit sign for playground- No information at this time.
 - e. Playground slide- Dianne working with manufacturer of playground for replacement part.
 - f. Insurance policy renewal- Jill has contacted another insurance vendor to start working on quotes for the renewal in September.
 - g. Insurance Appraisal - Jill is currently working with new insurance rep regarding this issue.
 - h. Mulch for playground - Jill to get estimate for poured rubber mat- **JILL**
 - i. Swim lessons in community pool (Swim Kids) – Tim gives update to the board and homeowners.
 - j. Owl for pool- Joe has purchased an owl and submitted a receipt for reimbursement.
 - k. 2013 Reserve Study- Jill has obtained estimate to renew reserve study. – Need approval from board to proceed. Jill to get rebid to include a site visit- **JILL- contacted vendor on 5-5-16** Tim **MOTIONS** to approve reserve study with site visit not to exceed \$1850, Lemarie seconds, unanimous.
 - l. Pool disks, autofill, and acid wash- John **MOTIONS** to proceed with the \$300 one-time acid wash using Spies providing they price match, Lisa seconds, Tim opposes, motion carries. Tim **MOTIONS** to proceed with purchasing new filter grids in the amount of \$1200, Lemarie seconds, John opposes, motion carries. Invoice to be paid out of pool reserves. Lisa **MOTIONS** to proceed with Resort Pools for the autofill, Joe seconds, John opposes, motion carries.
 - m. Meet-n-Greet – The board has agreed to May 14th.
 - n. Fountain Contract- Tim **MOTIONS** to renew the Lake Fountains contract at a rate of \$880, Patrick seconds, unanimous. Jill will forward a copy of the renewed contract to the vendor. – **JILL-completed**
 - o. Security contract- The board requests to **TABLE** till a later date.
 - p. Trash can email blast- The board is in the process of creating the verbiage to be emailed to the homeowners.
- X. **HOMEOWNER QUESTION AND COMMENTS:** Speed trailer placement, broadcasting board meetings and new community using Lake Sawyer alleyways.
- XI. **ADJOURNMENT:** 9:51pm Tim **MOTIONS** to adjourn, John seconds, unanimous.

Projects that have been completed

1. Shade structures at pool area have been cleaned.
2. Cabana columns and steeple have been repainted.
3. Email blast regarding newsletter has been emailed to homeowners.
4. Email blast regarding lawsuit has been emailed to homeowners.
5. Jill has contacted Orange County regarding raised sidewalks throughout the community. (2 on Riggs and 1 on Brofield)
6. Jill has called several realtors in the community regarding their unapproved realtor sign.
7. Slide at playground has been boarded for no access.

Board Members/positions- 1 year term

Tim Nyland-President
Joe Millazzo- Vice President
Stash Noga- Treasurer
Lemarie Godsey - Secretary
John Tramell-Director
Patrick Spikes-Director
Lisa Brentlinger -Director

ARB Members

Charles Breed
Jeffrey Gavrich
Jessica Kendall
Nancy Rajoppi
Sam Trimble

Appeals Committee

Steven Mileski
Chad Wilson
Paul La Rosa




Upcoming Events

May 7- Garage Sale
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

Landscape Committee

Doug Hastings
Phillis Tepper
Gene Pedriani
Paul La Rosa
Denise Brown-Jaehrling

Legend

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

Websites: www.LakeSawyerSouth.com