

Lake Sawyer South Community Association

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

Date: June 28, 2016

Time: 6:30pm

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

MINUTES

I. **CALL TO ORDER:** 6:28pm

II. **STATEMENT OF QUORUM PRESENT:**

Tim Nyland- Present

John Tramell- Absent

Stash Noga- Absent

Patrick Spikes- Present

Joe Milazzo – Present

Lemarie Godsey- Arrives after call to order at 6:39pm

Lisa Brentlinger- 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. Florida Statute requirement satisfied. Notice was also posted on the community website.

IV. **APPROVE PRIOR MEETING MINUTES (5/24/16):** Tim **MOTIONS** to approve the 5-24-16 minutes with specified sentence removed, Patrick seconds, unanimous.

V. **APPROVE PRIOR MEETING MINUTES (6/8/16):** Tim **MOTIONS** to approve the 6-8-16 minutes as presented, Joe seconds, unanimous.

VI. **PRESIDENT REMARKS:** Annual flowers at entrances are scheduled to be replaced next Friday. Several areas including the flowers were vandalized. Landscaper to check the irrigation at the main entrance. - **ARROYO**

VII. **HOMEOWNER QUESTION AND COMMENTS:** Homeowners speak to the board about the landscaper discarding the grass clippings into the ponds. Jill to speak to the landscaping company about this issue. - **JILL**

VIII. **GUEST SPEAKER:** Insurance Agent Presentation- Newman Crane Insurance - Bryce and Steven Buckner speak to the board and homeowners regarding the renewal dates of the current policies. Jill questions as to having the policies renew during non-hurricane season months verses the current policies expiring in September. Bryce will research and confirm this request. Steve speaks about the various policies and the need for an

appraisal. Patrick **MOTIONS** to change insurance agents and hire Newman Crane as the new insurance agent, Tim seconds, unanimous.

IX. COMMITTEE/VENDOR REPORTS

- a. ARC update regarding ARB Guidelines under review- The ARB speaks about the current efforts of the ARB to determine new paint colors, shutters, and gutters. The board speaks about the mailbox issues, house numbers, and curbing. Joe **MOTIONS** to postpone enforcement on ARB guidelines for paint colors, shutters, house numbers till September 1st, Tim seconds, unanimous. This issue to be discussed, reviewed, and approved at the September board meeting.
- b. Landscaping Committee- Discussion regarding the condition of the common areas and the current work the landscaper is performing.
- c. Arroyo- Irrigation Report update- Tim **MOTIONS** to approve to proceed with Arroyo irrigation estimate in the amount of \$750, Joe seconds, unanimous. Jill will provide the approval to the landscaper to proceed. - **JILL**

X. MANAGER UPDATE/FINANCIALS:

- a. May 2016 Financials: Lisa **MOTIONS** to change \$3800 (deck repair) to line 3005 (Reserves), Lemarie seconds, unanimous. Tim **MOTIONS** to move \$2400 from line 8355 to line 6830, Lemarie seconds, unanimous. Jill to confirm with accounting manager these changes. – **JILL-completed**
- b. Collections Reports: Alliance, Ryestone, and Leland reports are provided to the board to review.

XI. UNFINISHED BUSINESS

- a. Reduction of enforcement timeline- Lisa **MOTIONS** to approve the revised enforcement policy regarding a reduction of enforcement timeline, Patrick seconds, Joe opposes, motion passes.
- b. Pond usage Agreement change- The county is currently holding all requests to install benches at this time. Remove from future agendas.
- c. Mulch for playground (additional)- The board requests to obtain another opinion regarding the amount of mulch actually needed. - **JILL**
- d. Mulch for community- Landscaper has provided an estimate to add mulch throughout the community. Joe **MOTIONS** to approve the Arroyo estimate not to exceed \$15,300.00, Tim seconds, Lemarie and Patrick opposed, motion carries. Jill will provide approval to landscaper. - **JILL-completed**
- e. Reserve Study- The board discusses the current reserve study and the timing regarding. HOLD till 2017. - **HOLD**
- f. New pool contract- Tim **MOTIONS** to approve the Resort Pools contract with changes, Joe seconded, unanimous. Jill will revise the pool contract per the board's request and send to Tim for final signature. - **JILL-completed**
- g. Rust Stains on bottom of pool and service- Lisa **MOTIONS** to approve the \$1200 one-time treatment for the pool stains to be paid out of line 3060, Patrick seconds, unanimous. Jill will inform vendor of approval. **JILL-Completed**

- h. Estimate to pressure clean townhome sidewalks- Tim **MOTIONS** to approve the estimate for both estimates in the amount of \$6995 and \$1180 (financial budget lines 6830 and 8355) Lisa seconds, unanimous.

XII. NEW BUSINESS

- a. New bulletin board letters- Joe will measure letters and obtain estimates for 3 sets. Patrick **MOTIONS** to proceed not to exceed \$200, Joe seconds, motion carries. – **JOE/JILL**
- b. Estimate to repair slide base at playground- Board declines estimate.
- c. Replacement clock for pool – Joe **MOTIONS** to approve the purchase of a new clock not to exceed \$50, Lisa seconds, unanimous. - **BOARD**
- d. Resort Pool’s recommendation to add 1 more Shepard Hook and Float + 2 FL Health Dept Signs - total cost around \$250. – Joe **MOTIONS** to approve the purchase in the amount of not to exceed \$160 (hook, float and one sign), Lisa seconds, Lemarie approves, Patrick and Tim opposed, motion carries.
- e. LSS Pool Food and Drink Rule- Lisa **MOTIONS** to confirm the 4ft rule for the food and drink, Joe seconds, motion carries. Joe **MOTIONS** to add 2 signs not to exceed \$150 total, Lisa seconds, Patrick and Lemarie opposes, the board will speak to the other board members for their responses. - **HOLD**
- f. Pest Control Service for Pool deck and Cabana- Joe **MOTIONS** to approve the estimates from Orkin, Lemarie seconds, unanimous. Jill will forward the signed contract to the vendor with approval. - **JILL-completed**
- g. Raising Common area Magnolias- 2016 or 2017? (Arroyo per tree quote)- Patrick **MOTIONS** to approve the estimate to raise the canopy not to exceed \$2000 and trees to be marked by the board, Lisa seconds, unanimous.
- h. Appointment of Chris Godsey to the landscaping committee- Patrick **MOTIONS** to appoint Chris Godsey to the landscaping committee, Joe seconds, unanimous.
- i. Management contract regarding attended board meetings- The board requests Jill to attend all board meetings. The board agrees to the hourly rate for the meeting and drive time.

- XIII. ADJOURNMENT: 9:45pm Patrick **MOTIONS** to adjourn, Joe seconds, unanimous.**

Projects that have been completed

1. Jill has sent termite info to the board
2. Jill has sent requested termination letter to the security company.
3. Jill has confirmed last date of service for pool vendor is June 30th.
4. Manager has sent the approved 3-22-16 Minutes to the board for the website.
5. Manager has reported 2 raised sidewalks to the county to be repaired.
6. Manager has emailed newsletter to all homeowner emails on file.
7. Mulch at playground has been installed.
8. Manager has terminated pool vendor. New pool vendor will begin July 1. New contract in process.

9. New signs have been installed.
10. Pool disks and autofill have been installed.
11. Manager has contacted Duke Energy regarding 2 street light not working.
12. Waiting for playground vendor to obtain info to repair playground for manufacturer.
13. Manager waiting for insurance quotes from new agent.
14. Manager has obtained info regarding updated reserve study prices and timeline.
15. Manager gave approval to Arroyo to fill in corner area with sod and irrigation.

Board Members/positions- 1 year term

Tim Nyland-President
 Joe Milazzo- 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

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
 Chris Godsey

Legend

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

Websites: www.LakeSawyerSouth.com