

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: June 22, 2021 **Time:** 6:15 pm

Location: Virtual Meeting via AnyMeeting

MINUTES

CALL TO ORDER: Meeting called to order by Steve @ 6:19pm

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present

John Tramell- absent

Patrick Spikes- present

Marcus Bonds- present

Steve Mileski- present

Jeffrey Gavrich- present

Mike Walker- present

PROOF OF MEETING NOTICE: Notice is posted at entrance a minimum of 48hrs prior to the meeting. Notice was also posted on the community website www.lakesawyersouth.com.

APPROVE MEETING MINUTES: To approve the May 25, 2021 Board Meeting Minutes as submitted.

Steve made a motion to approve the May 25, 2021 meeting minutes. Patrick seconded the motion. Motion passed 6-0.

PRESIDENT'S REMARKS:

- Steve reported that Arroyo was bought out by Juniper Landscaping. The HOA has been assured that the crew will remain the same. Juniper is a larger company that can bring some additional benefits. Board and management with work with through this transition.
- Steve also reported that Thursday evening from 6:30-8pm there will be a Meet & Greet with OCSO for residents at the pool area to speak to Deputies and get their feedback as well relating to Lake Sawyer South safety.
- Steve reported that the Board met with the pool vendor for an informational session regarding issues with the pool system. The vendor will be providing a bid for an update to the pool equipment since it is no longer being made and is past it's useful life. This will be a big expense for the HOA but must be done. Steve also reported that Resort Pools has sold his doggy bag route to another company.
- U-Haul at townhomes- The U-Haul that was parked at the townhome mailboxes, not belonging to an owner in Lake Sawyer, was removed after being parked there for some time.
- Westside Village HOA was sent a notice to cease from using Lake Sawyer South common area around Salomon Cove near the townhomes.
- 13628 Riggs- Continues to leave trash along the curb. Management sent notice to immediately remove. Owner claims trash is not outside of home, but Steve provided photos that show otherwise. The trash has made its way into the street so Steve will make the Deputy aware since the street is County. He asked all Board members to keep an eye on this matter to report to management.

RESIDENT COMMENTS:

- 7966 Brofield- Brian Walton Resident inquired about magnolia trees along the easement in between the sidewalk and street. He requested that the Board send out communication to the residents to keep these trimmed as is it owner's responsibility. Steve is open to the idea and will also speak with the Deputy regarding such as they encroach on the street. 7803 Brofield- Tim Nyland commented on this matter pertaining to the ARB guidelines that there is now a provision that includes that the owners maintain these so this can be enforced through the covenant enforcement process. Steve asked Brian to draft a notice for Janelle to put in the eblast as well as post on the website. Brian will send a draft to the Board to review for posting/ distribution.
- Mike reported that the County did not pick up some trash from the curb b/c they are short staffed, so streets are being missed by them and they inform owners to leave it out for pick-up. Steve informed the board that utility trucks are placing notices on cans for items that are not permitted to be disposed of and they will not pick up the trash if the owner continues to ignore notices.

COMMITTEE UPDATES & GARAGE SALE:

- ARB- Shannon reported that there were 20 applications, 18 approved and 2 approved with conditions. There are 2 volunteers that want to join the ARB committee that need to be appointed by the Board. Tim Nyland informed the Board of his resignation from the ARB and gave his appreciation to the rest of the committee. Steve thanked Tim for his service. Steve asked that a committee member send their recommendations to the Board in which the Board can review. Management will also check the account to ensure the owners are current in their dues.
- Holiday- Patrick reported that there is nothing new to update at this time. Steve asked that the Board plan to get together when weather cools off so the storage rooms can be cleaned out for use.
- Fun- There are no updates, but the committee is looking for more volunteers.
- Garage Sale- Tatiana reported that there are no new updates. Next date would be after Oct 16th. This can be discussed in August.

FINANCIALS/COLLECTIONS:

- a. Financials- Manager gave a report on the financials.
- b. Invoices- No invoices need Board approval at this time.
- c. Collections –1 file for attorney MF Invoice# 1967-032 MF
Shannon made a Motion to send file to the attorney for MF and pay invoice in the amount of \$800. Marcus seconded and the Motion carried unanimously.

OLD BUSINESS

- a. Townhome Projects Update- Shannon reported that the painting was completed by Munyan. The landscaping is progressing and will be completed soon as well. Steve reported that he spoke to Arroyo regarding their transition to Juniper impacting this project, but they've stated they will make this a priority to finish.
 - Steve reported that there have been residents planting their own plants into the landscaping which is not permitted. Steve recommended putting an eblast out, a notice on website as well as a sign at the mail kiosk notifying owners that they cannot plant their own landscaping, or they will be removed. Shannon will post notice. Patrick recommended a door tag be placed on the door of any owner that violates this. Shannon volunteered to get costs on this doorhangers to present to the Board. Marcus suggested a Board member knock on the door to inform resident. Steve is not in favor of that. Management advised Board that they have options as to whether they go the CE route or self-help route. This will be further discussed next meeting. Management will continue through CE process as a normal violation at this time.
 - Change Orders- Steve reported that there were a few units with stucco defects that Munyan repaired at a minimal cost to the HOA. Question was posed whether or not the costs would be billed to the unit owners. Steve feels that the HOA should absorb the costs as it keeps the aesthetic of the community overall. As well as if an owner challenges these costs, the HOA could incur legal fees. Patrick feels that Munyan should've informed the Board of these defects and had a Board vote before repairs were made. He also feels that the Board has done enough over the years to notify the owners that they needed to make repairs and that the HOA should not absorb the cost for their negligence. After discussion, ***Shannon made a Motion to approve the total of \$157,000 plus \$2,100 of change orders to Munyan. Marcus seconded and the motion carried 3-3. Patrick opposed and feels this is not a legal vote the Board can make. Mike opposed. Jeff opposed.*** Management asked the Board to re-Motion so Munyan gets paid in full and that the Board have a separate discussion to bill back owners for defects that were repaired. ***Jeff made a Motion to approve Munyan invoicing as billed for the full amount of \$159,100. Shannon seconded and the motion carried 5-1. Patrick opposed.*** Discussion continued regarding billing back owners for the repairs. Management recommended that the HOA get a legal opinion regarding billing back the owners. Opinion will be sought and will be shared with the Board once received for a final decision.
- b. Flagpole Update- Shannon reported that the previously approved vendor has backed out so now she is sourcing another vendor for this project. Steve recommended that she touch base with Alden Contracting.

- c. Courts Update- Marcus reported that the courts are almost finished. The vendor needed electricity to run a machine in the final stages in which the HOA had to have an outlet installed. This was done yesterday. The electrician also installed the other necessary components for the cameras and the maglock system. Once the courts are fully complete, the maglocks will be installed in preparation for opening. There are 2 camera bids to review and have a decision on by the Board; Alden & Surveillance Plus. They both offer the same amount of coverage, but Alden's system would be wireless with new upgraded cameras with higher MP and would be cloud-based. Once courts are finished, landscaper will need to complete the bushes and irrigation and the project would be finalized. Patrick thanked Marcus for his partnership on this project.
- d. Courts Litigation- Marcus informed the Board that ACE has not responded to most recent letter from legal counsel on findings from expert. Patrick suggested that the Board determine whether or not they want to hire the engineering firm and going to litigation. **Steve made a Motion to moving forward getting the engineering report from M2E. Shannon seconded, and the Motion passed unanimously.** Steve asked Marcus and Patrick to handle signing of engagement, etc.
- e. Litigation ref: CE matter- Steve informed the Board that a closed legal meeting will need to be called to bring the Board up-to-date on the CE matter that is in litigation currently so the Board can be apprised of the mediation outcome.

NEW BUSINESS

- a. Violations Enforcement- 3 files for review: 13617 Darchance -weed landscape beds & total lawn maintenance, 13622 Darchance- Improperly stored trash cans, & 13252 Vennetta- Weeds in driveway & Weeding landscaping beds
Patrick made a Motion to send file above to the attorney for covenant enforcement. Marcus seconded and the Motion carried unanimously.
- b. Proposal Review-
 - T/H Monuments- Tabled for next month.
 - Pickleball & Bocce Ball Courts- Tabled for next month.
 - Cameras- Discussed earlier in meeting.
 - Townhome Garage Numbers- Shannon reported that she reached out to 2 vendors for bids. She is reviewing them and will present them once all information is gathered.
 - Salomon Cove Alley Boulders- Steve is waiting on final completion of townhome projects before having these installed.
 - Dead Shrubs along Tattant- Discussion was held regarding dying bushes along Tattant. Patrick provided a lot of information in regard to the irrigation and agreement with Arroyo to upkeep this area. Shannon will follow up with Arroyo.

Steve took a moment to give thanks and appreciation to the Board.

Jeff asked the Board to address the potholes on Salomon Cove alleyway as well as the wooden fence that is falling down around the conservation. Management updated the Board that she is waiting on 1 bid for the potholes but would provide the one bid to the Board to review. Regarding fencing, Steve reported that the Board should discuss this for repairs in the near future. Jeff asked Patrick if the County would accept the boulders in lieu of the fencing. Patrick reported that a fence still needed to be there but that the Board had options on style, materials, etc. as long as it is safe to the wetlands.

ADJOURN: Steve made a motion to adjourn the meeting. Patrick seconded, and the Motion passed unanimously.