

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 Marcus @ 6:21pm

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present

Patrick Spikes- present

Steve Mileski- present

Mike Walker- present

John Tramell- present

Marcus Bonds- present

Jeffrey Gavrich- 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 June 22, 2021 Board Meeting Minutes as submitted.

Steve made a motion to approve the June 22, 2021 meeting minutes. Shannon seconded the motion. Motion passed unanimously. John abstained as he was not in attendance.

PRESIDENT'S REMARKS:

- Steve reported that he is appreciative of Marcus stepping in in his absence out of town and that he will have to continue to remain in the background of the Board as he has some personal matters that must attend to. Therefore, Steve feels it is best to step down as Board President, so he has formally resigned as President but wants to remain on the Board as a Director. ***Steve made a Motion to appoint Marcus as President and Shannon fill the role of Vice President, Jeff seconded the Motion. Motion passed unanimously.*** Marcus thanked Steve for all of his hard work as President.
- Marcus encouraged residents to use the website: www.lakesawyersouth.com to get information regarding the community. He discouraged residents from using other social media as the Board does not use those resources for business of the HOA.
- Deputy Meeting, Resident Concerns: Marcus reported that the community meeting with the Deputies went very well.
- Marcus reported that there has been a rise in noise complaints and parking concerns throughout the community. He asks that all residents be courteous.
- Lastly, Marcus reported that the HOA is governed via the Docs and adopted guidelines and he asks that the residents please adhere to those documents.

13249 CHARFIELD ARB APPEAL: Resident submitted an appeal to the Board as his ARB was denied. Resident was not in attendance, but the Board went forward to discuss the appeal. Application was submitted after the modifications were made. The Board also discovered that the modifications were far more extensive than just the turf that they applied for. After extensive discussion, ***John made a Motion to approve the application as submitted, no seconds to the Motion so the Motion failed. There was no Motion to deny the appeal*** Patrick feels the Board should not have had to review appeal as it did not meet appeal guidelines. ***Marcus made a Motion that the denial from ARB stay & that the owner must remove artificial turf and replace with approved sod as well as install plants into the rock beds. Shannon seconded. Motion passed 5-2. Patrick abstained, John opposed.***

RESIDENT COMMENTS:

- 8116 Jailene- Resident called in regarding landscaping growth. He wants to ensure that Juniper will remain diligent in maintaining landscape growth behind his home as Arroyo was doing. Shannon will ensure they continue to do so.

- 8122 Jailene- Resident inquired about how often they are obligated to cut the grass. Shannon reported that some of the ponds did not get mowed last week as the weather cut their visit short.

COMMITTEE UPDATES & GARAGE SALE:

- ARB- Shannon reported on the ARB Meeting that took place this evening.
- Holiday- Patrick reported that one of the broken lights has been replaced and another has been submitted for warranty. He is hitting roadblocks by buying USA made products as decided upon by the Board. New flags are waiting to be hung once the poles are installed.
- Fun- There are no updates, but the committee is looking for more volunteers. Patrick said Independence had a Christmas in July with fake snow blowing machines which would be a good idea next year for the community to look into.
- Garage Sale- No discussion yet on the Fall sale. This will be discussed next meeting for October's Sale.

FINANCIALS/COLLECTIONS:

- Financials- Manager gave a report on the financials.
- Invoices-
 - Honel- Pressure Washing #13202
Steve made a Motion to approve the invoice from Honel. John seconded and the Motion carried unanimously.
 - Resort Pools- Pump #14064
Steve made a Motion to approve the invoice. Patrick seconded and the Motion carried unanimously.
 - Rustic Pavers- Pool Pavers
Patrick made a Motion to approve the invoice. Marcus seconded and the Motion carried unanimously.
- Collections –1 file for attorney demand Acct#101105831
Marcus made a Motion to send file to the attorney for collections actions. Shannon seconded and the Motion carried unanimously.

OLD BUSINESS

- Townhome Projects Update- Shannon reported that the landscaping is almost completed. Jeff inquired about a final walkthrough upon completion so the Board can inspect what has been done and identifying any possible damages caused by the vendor. Shannon confirmed. Jeff volunteered to attend the walk through.
- Flagpole Update- Shannon reported that she sent out the bid from Alden to the Board to review.
Patrick made a Motion to approve Alden proposal to install 3 flagpoles in the amount of \$20,832.00. Shannon seconded. Motion carried unanimously.
- Courts Update- Marcus reported that the court surfaces were completed by AAA. Alden will be out to install the maglocks first week of August. The landscaping, screens & backboard will be installed by Honel. M2E looked at the samples that were taken from old courts so they can provide a formal engineering report.
- Fountain Update- Parts came in last week and install is being put on the schedule for August.

NEW BUSINESS

- Violations Enforcement- 3 files for Attorney CE Litigation:
 - DiMasi Invoices #1653.2021, #1203.2021, & #1540.2021
Marcus made a Motion to approve the above-mentioned attorney invoices for CE litigation in the amounts of \$800 each. John seconded. Motion carried unanimously.
- Proposal Review-
 - Townhome Monument Proposals- No action taken on this item.

- Townhome Garage Numbers- Shannon reported that she got proposals for installation of garage numbers on the townhome garages. This will aide in identifying units from the alleyways.
Patrick made a Motion to approve the proposal from Sign Farm. Steve seconded. Motion carried unanimously. Patrick inquired about a recommend time frame for possible replacement for budgeting purposes for the future. Shannon will ask the vendor.
 - m2e Proposal- Legal ARB Matter – Marcus reported that an owner made unapproved modifications to their lot and mediation was not successful to come to an agreement. The Board needs to decide if they want to engage an engineer or if they wait for the owner to engage one. Patrick asked that this be discussed as a closed Board meeting due to this being a legal matter. Management will schedule a closed meeting to discuss this matter.
 - Resort Pools- Pool Pack- Marcus reported that Resort Pools has informed the Board that the HOA needs to replace the Pool Pack in the near future. Patrick recommended that the Board budget to replace this every 10 year as recommended by the vendor.
Patrick made a Motion to approve the proposal from Resort Pools for a new Pool Pack in the amount of \$64,475.00. Shannon seconded. Motion carried unanimously.
 - Cameras- Marcus reported that there are 2 quotes for cameras. Alden’s bid is IP based, Surveillance Plus is Analog based. Alden’s cameras are also much better cameras. Alden is approx. \$9k less. However, there is also a charge for cloud-based storage which is \$38/mo. per camera. The analog system doesn’t have a cost for storage of footage. Both require Spectrum which is approx. \$80 per month. Marcus recommends Alden.
 - Bocce & Pickleball Courts- Patrick reported on bids for adding these amenities. Shannon reported that she got a bid to add pickleball striping to the existing tennis court.
Shannon made a Motion to approve \$500 to add Pickleball lines to existing courts by Ron from AAA. Mike seconded. Motion carried 6-1. Patrick opposed.
 - Townhome Alleyway Potholes- Marcus reported that there are 2 proposals. One from All County and one from Alden.
Patrick made a Motion to accept proposal from All County for townhome alleyway repairs in the amount of \$3,489. Steve seconded. Motion carried unanimously.
- c. Meeting Signs- Shannon proposed that the Board consider ordering meeting signs that can be placed in the medians at the major intersections of the community, so it covers as many residents as possible. After discussion, the Board decided not to move forward with this at this time.
- d. Common Area Sod Request- Appears that resident laid sod in this area so there is nothing further for the Board to consider at this time.
- e. Pressure Washing by Honel- Honel requested that the Board consider a partial cleaning of the fall cleaning or to skip since they are behind on the schedule due to projects going on in the community.
Patrick made a Motion to reduce pressure washing for Fall to only targeted areas that are needed at that time. Shannon seconded. Motion carried unanimously.
Steve made a Motion to have Honel clean all of the shade structures. Patrick seconded. Motion carried unanimously.
- f. Pool Janitorial- CSS via Resort Pools- Marcus reported that Resort recommends that the HOA engage CSS for cleaning of the bathrooms. The current cost from Resort is \$250, CSS would charge \$550 per month. Board would like management to get formal proposals for calendar year cleaning so they can compare pricing.
- g. Boulders at Salomon Cove- Steve reported that Shannon got signs made for the alleyway so the Boulders can be placed without obstacles.
- h. Shrubs at Townhomes along Tattant- Patrick observed that it didn’t appear that irrigation went all the way down the hedges and that the roots were dried up and dead.

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