

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: January 25, 2022 **Time:** 6:15 pm

Location: First Baptist Church of Windermere
8464 Winter Garden Vineland Road, Orlando FL 32836.

MINUTES

CALL TO ORDER: Meeting called to order by Marcus Bonds @ 6:22pm

ESTABLISHMENT OF BOARD QUORUM:

Marcus Bonds- present
Shannon Boe- present
Patrick Spikes- absent
Mike Walker-absent

Jeffrey Gavrich- called in
John Tramell- absent
Steve Mileski- called in

PROOF OF MEETING NOTICE: Notice is posted at the 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 October 26, 2021 organizational minutes & October 26, 2021 Board Meeting Minutes with some changes.

Marcus made a motion to approve the October 26, 2021 organizational meeting & to hold off approving the board meeting minutes to give the other board members a chance to review the changes that were made. Shannon seconded the motion. Motion passed unanimously.

PRESIDENT'S REMARKS: Marcus welcome the residents that are here in attendance and welcome them to get involved with the community. Also, he encouraged them to be considerate of your neighbor.

RESIDENT COMMENTS:

- Bjorn Swenson- reported issues with the irrigation heads near the tennis courts and pond area.

COMMITTEE REPORT:

- Holiday Decoration Committee: Patrick Spikes and others did a fantastic job with the Halloween decorations this year. Community participation in the Holiday Decorating contest was outstanding. It was suggested that we coordinate the signage between both contests announcing the winners. Shannon offered to help out next year with this committee.
- ARC Committee: Shannon reported that the committee held their meeting prior to the HOA Board meeting and all open applications were reviewed. There were 21 applications: 19 were approved or approved with conditions, 1 was denied, and 1 was put on hold until further information is available.
- Fun Committee- Janelle Shay and others did a great job with the Halloween decorating contest. The community really supported the efforts. There is a need for additional residents to fill this committee.

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the December 2021 financials. The board requested information on the Reserve CD that expires on 03/12/22.
- b. Collections – The board reviewed the AR report and we are following the associations collection policy that is in line with the documents. The manager will verify that the accounting manager wrote off any small balances under \$3 to clean-up the AR report for December 31, 2021.

OLD BUSINESS

- a. Flagpole Project- Alden is awaiting the permit for this project.
- b. Split Railing Fence- The manager sent out the request for proposal to replace the fence around the conservation area. Also, Patrick gave some additional details on the length of this fence.

- c. Online Invoicing Approval- Marcus & Patrick are setup to review and approve invoices online.
- d. Monument Proposals- The board is reviewing three proposals to update the monument sign.
- e. Townhouse walkthrough and release of funds- The board discussed the work done by Juniper in the townhouse and discussion followed. ***Shannon made a Motion to release the last 10% payment to Juniper. Steve seconded; the Motion passed unanimously.*** Jeff wants to hold Juniper accountable for any dead sod and the townhome owners would be appalled if the Tattant hedge is removed.

NEW BUSINESS

- a. Violations- The board reviewed the violations that are at the final notice and some discussion followed. There are four files that are scheduled to go to the attorney, however, due to the change in manager the board will allow them to receive one additional letter before they are sent to the attorney for covenant enforcement.
- b. Proposal Review (Tattant Hedge)- The board reviewed the proposals they received from Juniper and this hedge may belong to the County. Some additional research is needed. Also, the moss from the trees is killing the hedge and if the board approves to replace the hedge this will only be a short-term solution. The board is searching for a long-term solution to be mindful of the budget.
- c. Proposal Review (Reserve Study)- We received the reserve study proposals and compared them to the amount in the 2022 budget. The manager will obtain updated quotes for the board to review.
- d. Board Workshop- Marcus announced the board workshop will be held on the 2nd Wednesday of each month at the pool to help with different areas. Each category will be assigned a director as lead. The categories are amenities, landscaping, vendors, reserves, budget review, community events, proposals review, budget, and governance.
- e. New Message Board- Marcus proposed moving the smaller message boards to the Townhouse area and purchasing 2 larger message boards to replace the one on Londale. Marcus will obtain a quote for the board to review.
- f. Tree Trimming- The manager reached out to the County to request that they trim the oaks throughout the community. The County could not provide me with a timeframe. Homeowners can visit <https://311onlinerequests.ocfl.net/portal/default.aspx> to make a request with the County.
- g. Townhouse Pavers- Manager reported the pavers are repaired at 12718 Salomon Cove and no additional action is required.
- h. Townhouse Roofs- The townhouse roofs are schedule to be replaced in 2026 per the reserve study and the owners are required to have the association named as an additional insured on their insurance policy. When a townhouse owner reports a leak, the manager should verify that we have the required insurance certificate on file then verify who is responsible for the leak.
- i. Dead Tree (Juniper)- A homeowner reported a dead tree in the conservation area near 7518 Colbury and 7512 Colbury. This tree doesn't belong to the association and we will follow-up with the county to see if they will remove the dead tree.

ADJOURN: ***Marcus made a motion to adjourn the meeting at 7:32pm. Shannon seconded, and the Motion passed unanimously.***