

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200
Mary Munera CAM

Date: January 22, 2019 **Time:** 6:15 pm

Location: Baptist Church (FBC) Lakeside campus
8464 Winter Garden Vineland Rd. Orlando, FL 32836

MINUTES

I. CALL TO ORDER: Called to order by Joe Milazzo at 6:15 p.m. An additional agenda item of ARB rule change is being submitted for Board approval.

II. ESTABLISHMENT OF BOARD QUORUM:

John Trammell- present (via phone)	Vacant
Patrick Spikes-present	Joe Milazzo — present
Steve Mileski- present	Jeffrey Gavrich- present
Mike Walker- absent	

III. PROOF OF MEETING NOTICE: Notice is to be posted at entrance 48hrs prior to the meeting. Notice was also to be posted on the community website.

IV. APPROVE MEETING MINUTES: To approve the November 27, 2018 Meeting Minutes.

Joe Milazzo made a motion to approve the November 27, 2018 Board of Directors Meeting minutes and Patrick seconds the motion. Jeff Gavrich seconded the motion. Motion passed unanimously.

V. PRESIDENT'S REMARKS: Joe Milazzo was pleased with the amount of owners in attendance for the board meeting and asked that they continue to attend so they can stay informed. Joe also shared with the owners in attendance the dedication on behalf of the Board of Directors and the amount of time each board member logs for the betterment of the community. Joe also reiterated that the Next Door website is not the Lake Sawyer official website. Joe asked the owners to please use the Leland website instead.

VI. RESIDENT COMMENTS ON AGENDA ITEMS:

1. Owner asked about Orange County Sheriffs providing service to try and slow down speeding vehicles in the community.
2. Owner asked about the dirt bike driving through the community as it has become an issue again.
3. Owner asked about the Bike Path issue regarding the hole in the ground which needs to be filled.

VII. FINANCIALS/COLLECTIONS:

- a. December 2018 financials – No commentary from the Board regarding the financials.
- b. Collections – The AR report and Alliance report was reviewed.

Action Item for Management: Contact Alliance regarding Account 101102310 and ask for a detailed report on the payment plan showing payments received.

VIII. OLD BUSINESS

- a. Surveillance Cameras at the pool- The current amount of cameras will stay as is. Steve Mileski will be meeting with the Camera vendor on January 24th to discuss other options available to the board.
- b. Tennis Court update – Patrick Spikes met with Orange County permitting and was informed the type of tree stated on the application needs to be identified as a Magnolia Tree.
- c. TH Paving/Pothole repair – Management will reach out to Meritage to have this work completed after The Pulte Group clears the area in order to avoid further issues and damages. **Action Item for Management: Contact Meritage on this matter**
- d. Paving of Mail Kiosk parking, Salomon Cove – The board is seeking further data on the paving issues and will consider hiring an engineer, however, the board is deciding on informing the vendor to fix the issue by removing the paving work and redoing the job or refunding the deposit back to the Association. Steve will work with Mary on this task.
- e. OCSO off duty service to combat speeding – OCSO Off Duty agreement was signed and delivered to Management and OCSO for processing. The OCSO Off Duty service should commence next month (February). OCSO will provide monthly reports which will include statistics regarding amount of tickets given for speeding, parking, etc.
- f. Issuing Parking notices on County streets within the community – The board discussed placing parking notices on vehicles, however, would like Attorney DiMasi's opinion regarding the liability and if permissible before getting started. Motion by Patrick Spikes to approve the purchase of Parking Notices and to begin issuing the Parking Notices as long as Attorney DiMasi provides language that the Association is allowed to do so and is specific regarding any liability towards the Association, seconded by Joe Milazzo. Motion was approved unanimously. **Action Item for Management: Contact Attorney DiMasi on this matter**
- g. Pressure washing: Shade structure, TH's, SFH and Common Areas – The pressure washing project started the week of January 21st. **Action Item for Management: Request updates on project schedule from Honel Maintenance and also inspect workmanship.**
- h. Townhome Tree Stumps – Arroyo Landscaping removed the designated trees, however, the stump grinding has yet to occur. **Action Item for Management: Contact Arroyo to have the trees stumps grinded.**
- i. Holiday Decorations – Patrick Spikes will double check regarding the Holiday decorations purchases to see if there are any other receipts to process. The Association credit card was used for the Holiday Decoration purchases.
- j. Appointment of New Board Member to fill vacancy – Joe Milazzo introduced Janelle Shay to the Board Members and Owners in attendance. Joe thanked Janelle for stepping up to join the board. Joe Milazzo motioned to add Janelle Shay as a board member to fill the current vacancy, seconded by Steve Mileski. Motion was approved unanimously.

XI. NEW BUSINESS

- a. Landscape Contract – Additional Terms: The Board will review the RFP provided by Management and will provided any feedback for the updating of the RFP. Once the RFP is ready Management will disseminate the RFP the landscape companies to bid.
- b. Arroyo Landscaping: New Estimates – This agenda item is tabled until the RFP is finalized.
- c. Townhome Garage Painting – Empire Works continues to work through the “punch list” from the walk thru on January 10th. Per the Board, there shall be no approval of invoices for Empire Works until another walk thru is completed and the “punch list” is completed satisfactorily.
- d. Violations – Enforcement and Damages:
 1. 7331 Colbury – Joe Milazzo motioned to allow access, onto Association property, to the contractors for the approved ARB application for the pool installation, seconded by Steve Mileski. Motion was unanimously approved.
 2. 7979 Brofield – Patrick Spikes motioned to allow access, onto Association property, to the contractors for the approved ARB application for the pool installation, seconded by Joe Milazzo. Motion was unanimously approved.
 3. \$1000.00 Deposit for Access to Association property to complete ARB project – Patrick Spikes motioned to keep the \$1000.00 deposit amount the same for every owner regardless of the size or type of project that would need access to association property, seconded by Steve Mileski. Motion was unanimously approved.

X. ADJOURN:

Joe made a motion to adjourn the meeting at 8:36pm. John seconded the motion. Motion passed unanimously.

Upcoming Events/Meetings

February 26, 2019 – at First Baptist Church of Windermere

Websites: www.LakeSawyerSouth.com ; www.LelandManagement.com