

Lake Sawyer South Community Association- Board of Directors Meeting

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

Date: November 27, 2018 **Time:** 6:30 pm

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

MINUTES

I. CALL TO ORDER: Called to order by Joe Milazzo at 6:30 p.m. An additional agenda item of ARB rule change is being submitted for Board approval.

II. ESTABLISHMENT OF BOARD QUORUM:

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

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 October 23, 2018 Meeting Minutes.

Joe made a motion to approve the October 23, 2018 Board of Directors Budget Meeting minutes with the adjustment of Joe making the motion for Honel maintenance pressure washing for January and October 2019 and Patrick seconds the motion. John seconded the motion. Motion passed unanimously.

V. PRESIDENT'S REMARKS: Joe announced that Next Door is not the HOAs official website. Anything that needs reporting to Management is to be done through the Leland website. A request was made of the manager to make sure residents and owners are receiving calls back in a reasonable time frame. Manager Munera stated that she is still catching up to all the contacts made to management, left over the holiday break. The Board asked about implementation of calls being transferred to the switchboard automatically from the manager's desk phone when she is unavailable. Manager Munera will follow up with Gary or Jill on that task. Management will also email out an announcement about the maintenance tab option on Leland's website.

VI. RESIDENT COMMENTS ON AGENDA ITEMS: The Waltons need the property map and meeting location for the 2019 Meetings to be held at First Baptist Church of Windermere. Management will forward. Steve announced the subsidence in the Derexa entrance island was due to a buried landscape debris (mostly mulch) that had broken down over time. The area was excavated.

VII. FINANCIALS/COLLECTIONS:

- a. October 2018 financials – The Board would like a line item on the financials reports (balance sheet) that reflects capital contribution income only.
- b. Collections – The AR report was reviewed.

Joe made a motion to approve sending accounts 101101120 and 101106031 to the attorney for collections. John seconded the motion. Motion passed unanimously.

Joe made a motion to approve waiver of the late fees for account 101102882 due to them paying the wrong account in (typographical) error. John seconded the motion. Motion passed unanimously.

VIII. OLD BUSINESS

- a. Review/Accomplishments- Manager Munera stated that the Board should be given credit of their hard work via an email blast of the "Kudos" letter of accomplishments that was available in hard copy at the Annual Meeting. The paving is almost done at the mailboxes. It will be closed for 2 more days and then will need 30 days before a reseal could be done. A new crew came in to work. The infrared machine was reported as a mechanism that will show the highs and lows but a roller is needed to fix them.

XI. NEW BUSINESS

- a. OCSO off-duty service to combat speeding Covenant Violations- The line item for these charges will be 7320. Steve will be discussing the service duties with the County coordinator.
- b. Shade structures – The pricing was compared. Steve met Top Line onsite earlier in the month to discuss some details about their proposal.

Joe made a motion to approve the installation of a shade structure at the pool area by Top Line Recreation for \$27,020.58 estimate TLRQ2670 including permit costs, po#112718-6830. John seconded the motion. Motion passed unanimously.

Steve made a motion to approve the estimate from Arroyo#3078 for \$650.00 for moving of a palm tree at the pool from the area where the new shade structure equipment will be installed. John seconded the motion. Motion passed unanimously.

Steve made a motion to approve the estimate from Rustic Pavers for \$2400 for paver, column and cap demolition and reinstall at the pool to accommodate new shade structure. John seconded the motion. Motion passed unanimously.

- c. Landscaping – tree trimming, landscaping at townhomes, Darchance island improvements, poinsettias. It was noted that the playground area needs more mulch- management has this task on their list. Townhome landscape improvements will have plantings which will vary based on shady versus sunny areas.

Joe made a motion to approve the estimate from Arroyo#2932 for \$2200.00 for the tree line trimming along Tattant Blvd. in the townhome section . John seconded the motion. Motion passed unanimously.

Joe made a motion to approve the estimate from Arroyo#3075 for \$3405.00 for poinsettias installation at the community signs. John seconded the motion. Motion passed unanimously.

John made a motion to approve the estimate from Arroyo#3073 for \$3420.00 for poinsettias removal and replacement of Holly trees in Darchance island with 12 blueberry trees. John seconded the motion. Motion passed unanimously.

Steve made a motion to approve the cost of \$4250 (per estimate provided by Arroyo) to be set aside for each townhome building for landscape improvements. Jeff seconded the motion. Motion passed unanimously.

- d. Holiday Decorations- Patrick will need to have some electrical equipment added to the front entrances for holiday lighting. Brite Electric will not be considered this time due to the complications over the mailbox monument sign.

ARB Painting Rule change- The ARB wants to allow mixing and matching between paint color schemes, but these requests will still require ARB application approval.

Joe made a motion to approve that mixing and matching between existing Lake Sawyer South paint color schemes may be considered by the ARB and if approved, must be added to the HOAs paint palette records. John seconded the motion. Motion passed unanimously.

John leaves at 8:21pm

John will have the meeting minutes uploaded to the website. Steve will be following on the surveillance plus for pool camera system. The Board would like flags to mark areas of irrigation issues. Management is okay to order additional split rail fencing and have it stored inside the clubhouse.

X. ADJOURN:

Joe made a motion to adjourn the meeting at 8:41pm. Jeff seconded the motion. Motion passed unanimously.

Upcoming Events/Meetings

January 22, 2019 – at First Baptist Church of Windermere

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

Board Positions

Joe Milazzo-President
Steve Mileski- Vice President
John Tramell- Secretary
Patrick Spikes- Treasurer
Jeff Gavrich – Director
Mike Walker- Director

ARB Members

Lemarie Godsey
Bea Spencer
Katrina Christiano

Appeals Committee

Paul La Rosa
Chad Wilson
Henry Perez