

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: July 26, 2022 **Time:** 7:30 pm

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

MINUTES

CALL TO ORDER: Meeting called to order by John Tramell @ 7:30pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present
Shannon Boe- absent
Patrick Spikes- absent
Mike Walker- absent

Jeffrey Gavrich- call in
Chad Wilson- present
Steve Mileski- absent

PROOF OF MEETING NOTICE: Notice is posted at the entrance a minimum of 48 hours prior to the meeting. Also, the notice is posted on the community's website www.lakesawyersouth.com

APPROVE MEETING MINUTES: To approve the June 28, 2022 Board Meeting Minutes. **John made a motion to approve the June 28, 2022 board meeting minutes. Chad seconded the motion. Jeffrey, Mike, Steve approved the motion and the motion carried. Shannon and Patrick abstained.**

PRESIDENT'S REMARKS: John will continue to coordinate with the board and Leland Management to make sure everyone receives communication.

GUEST SPEAKER: Orlando attended on behalf of Juniper to discuss the ongoing irrigation issues. Juniper is providing the board with weekly reports and they will be mindful of the irrigation repairs and discussion followed. The board will work on selecting the annuals for the front entrance. The new shrubs on Tattant are under warranty and Juniper will provide the board with a proposed contract for 2023. **The board unanimously approved estimate #169326 for \$816.59 to remove a dead tree behind 7733 Moser. All in favor and the motion carried. The board unanimously approved estimate #171200 for \$1,164.72 to repair lighting damage to the module at station 4 and 6. All in favor and the motion carried. The board unanimously denied estimate 169324 for \$19,637.10 to prune oak trees throughout the community. The board requested for Juniper to provide an aerial map. The board unanimously denied estimate #169324 for \$26,162.02 to prune oak trees in the townhome area.**

RESIDENT COMMENTS:

- Shannon mentioned unauthorized activity in the pool area parking lot and discussion followed. Leland Management will contact the electrician to add a spotlight to the parking lot.

COMMITTEE REPORT:

- ARC Committee: There were 12 applications: 10 applications were approved and 2 denied.
- Decoration Committee: N/A
- Fun Committee: Only one person attended.

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the June 2022 financials and discussion followed. The accounting manager created a cheat sheet for the financials.
- b. Aged Receivables- **The board reviewed the AR report and motion to approved to move forward with collection action using the associations collection policy. All in favor and the motion carried.**
- c. Violations- **The board unanimously approved 13615 Riggs way and 12867 Woodmere Close to be sent to the attorney for covenant enforcement. All in favor and the motion carried.**

OLD BUSINESS

- a. Flagpole Project- Alden resubmitted the information to the County for the permitting process.
- b. Split Railing Fence- Prestige received the deposit for the fence and we will schedule a meeting for an onsite walkthrough.

- c. Monument Proposals- Munyan completed the monument restoration and the board discussed the caps being white.
- d. Reserve Study- The board received the new reserve study, and this will be captured in the 2023's budget.
- e. Bathroom Door- XRC will be installing the new door with a spring.
- f. Hone Proposal- **The board unanimously approved estimate #1948 for 7,886.25 for the pergola sign wall on Derexa entrance and the pergola sign wall on Londale. All in favor and the motion carried.**
- g. Community Storage- The board will explore different options on storage ideas before deciding on this topic.
- h. Pool Furniture- Florida Patio received the deposit and they will deliver and remove the damaged furniture.
- i. Conservation Area- The board reviewed the letter from St. John regarding the pine tree behind 7802 Brofield Ave. The tree is healthy and alive therefore St. John denied the removal of the tree.

NEW BUSINESS

- a. Tennis Courts Gate- Alden is repairing the tennis courts gate locks under the warranty.
- b. Insurance Claim- The board received an insurance claim #CLM0015857 for a slip and fall on the sidewalk. The board filed a claim and the county is responsible for the sidewalks.

ADJOURN: John made a motion to adjourn the meeting at 8:44pm. Mike seconded, and the Motion passed unanimously.