

## **Lake Sawyer South Community Association- Board of Directors Meeting**

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

**Date:** June 28, 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- present  
Chad Wilson- present  
Steve Mileski- present

**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](http://www.lakesawyersouth.com)

**APPROVE MEETING MINUTES:** To approve the May 24, 2022 Board Meeting Minutes. **John made a motion to approve the May 24, 2022 board meeting minutes. Steve seconded the motion. All in favor and the motion carried.**

**PRESIDENT'S REMARKS:** John went over the procedure with Leland Management and all communication will filter through Tiffany as the point of contact.

### **RESIDENT COMMENTS:**

- N/A

### **COMMITTEE REPORT:**

- ARC Committee: No one was present from the ARB committee and Tiffany will follow up with Shannon regarding rescheduling a special meeting.
- Decoration Committee: N/A

### **FINANCIALS/COLLECTIONS:**

- a. Financials- Manager reviewed the May 2022 financials and discussion followed. The accounting manager created a cheat sheet for the financials.
- b. Aged Receivables- **The board reviewed the email from the attorney and unanimously approved for file number 1540.2021 to move forward. All in favor and the motion carried.**
- c. Violations- There are no files to send to the attorney for covenant enforcement at this time.

### **OLD BUSINESS**

- a. Flagpole Project- Alden resubmitted the information to the County for the permitting process.
- b. Split Railing Fence- The board received three estimates to repair portions of the split rail fence. **John motion to approve Prestige proposal for \$39,950 to remove/install 14 new post and 44 rails. Steve seconded the motion. All in favor and the motion carried.** This proposal includes tightening up any loose post.
- c. Monument Proposals- There is no update from Munyan on repairing the monument sign at this time.
- d. Board Workshops- Jeff was the only one that showed up for the June workshop therefore no meeting was held.
- e. Reserve Study- Reserve Advisors completed the reserve study and the accounting manager drafted the reserve analysis for 2023. The board president will review this information and discuss this with the other board members.
- f. Police Engagement- The board received an email from Mark Davis at OCFL stating that 50 traffic stops have been made in the community and they are utilizing a speed trailer to make everyone aware of their speed. Discussion followed.

- g. Community Communication- The board is happy with the community's website and the content. The website has reached its capacity and to upgrade the site will cost \$10 a month and a one-time fee of \$35. **The board unanimously approved the upgrade and the motion carried. In the long run this will save the community money.**
- h. Bathroom Door- There is no update from XRC on replacing the bathroom door however the board would like to check with Alden to make sure the new spring that was approved will keep the door into ADA compliance.
- i. Control Panel Update (Alden)- **The board ratified the motion to unanimously approve Alden estimate number 174827 for \$1,039 to repair additional damage found to the cameras. All in favor and the motion carried.**

#### **NEW BUSINESS**

- a. Pool Furniture- **The board unanimously approved estimate #23780 from Florida Patio Furniture for \$3,605.54 to replace 12 lounge chairs. All in favor and the motion carried.** The board would like the vendor to remove the old chairs.
- b. Landscape Proposals (Juniper) – **The board reviewed estimate #16170 for \$2,887.50 and unanimously denied this estimate. The board reviewed estimate #164489 for \$592.23 for a lateral line break under a tree and unanimously approved this estimate. The motion carried. The board would like Juniper to list the street names in proposals moving forward. The board reviewed estimate #164846 for \$1,475.38 to replace an irrigation timer that was hit by lightning (zone#22). The board unanimously approved estimate #164846. The motion carried.**
- c. Shrubs on Tattant (Juniper)- The board discussed the new shrubs that were installed along Tattant and discussion followed. The board will monitor the shrubs and we will invite Juniper to the next board meeting to discuss concerns with the irrigation system.
- d. Conservation Area- The board received an email from the owner of 7802 Brofield reporting a large tree limb that fell from the conservation area. The board would like Leland Management to contact St. John to determine who is responsible for removing the tree and to put their findings on letter head. Once we have this information, we will share this with the attorney for legal advice. **The board unanimously approved Prestige estimate #1157 for \$950 to remove and replace the damaged fence panel.**
- e. M2E Clear report- The board received a clear report from M2E, and discussion followed. The attorney is handling this matter.
- f. Community Storage- The board discussed different options of storage ideas and discussion followed. The board will explore different options before deciding on this topic.
- g. Honel Proposal- The board reviewed a proposal from Honel estimate #1948 for \$5,126.06 and this proposal was tabled for additional information.

**ADJOURN: John made a motion to adjourn the meeting at 8:59pm. Steve seconded, and the Motion passed unanimously.**