

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

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

**Date:** May 24, 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 Marcus Bonds @ 7:30pm

#### **ESTABLISHMENT OF BOARD QUORUM:**

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

Jeffrey Gavrich- present  
John Tramell- 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 April 26, 2022 Board Meeting Minutes. **Shannon made a motion to approve the April 26, 2022 board meeting minutes. Steve seconded the motion. Marcus, Jeffrey, John, and Patrick approved this motion. Mike abstained. The motion carried.**

**PRESIDENT'S REMARKS:** Marcus is resigning from the board and this is his last meeting. Also, he submitted a letter to the board with his reasons. Marcus turned over his files that included a flash drive to the other board members.

#### **RESIDENT COMMENTS:**

- N/A

#### **COMMITTEE REPORT:**

- ARC Committee: There were 14 applications: 11 applications were approved, 2 applications were approved with conditions, and 1 application was denied.
- Decoration Committee: N/A
- Earth Planting event was held this past weekend however we don't have the details on this event.

#### **FINANCIALS/COLLECTIONS:**

- a. Financials- Manager reviewed the March 2022 financials and discussion followed. The accounting manager is working on a cheat sheet for the financials.
- b. Violations- There are no files to send to the attorney for covenant enforcement at this time.

#### **OLD BUSINESS**

- a. Flagpole Project- Alden submitted some additional documents for the board to sign for the permitting process, these documents were signed and sent back to Alden.
- b. Split Railing Fence- The board received two estimates to repair portions of the split rail fence and the board would like to receive some additional quotes.
- c. Monument Proposals- The board reviewed three proposals to repair the monument sign. **Marcus motion to approve Munyan proposal for \$9,533 to repair the monument sign. Jeffrey seconded this motion. John, Steve, and Mike approved this motion. Patrick, and Shannon opposed this motion. The motion carried. This project should be funded from 1090 working capital.**
- d. Board Workshops- The board discussed the workshop and they are satisfied with the current vendors however the board would like to search for another handyman and a new landscaping team. The board also discussed Juniper being purchased by an Equity Firm and there were some concerns about proposals being counted as a loss if the estimate isn't awarded. Steve mentioned there is someone in the community that has a handyman service that may be interested in helping out with the handyman service. The next workshop is to review items for the upcoming budget.

- e. Reserve Study- Reserve Advisors is finalizing the report and they reached out to Juniper to get information on the irrigation system.
- f. Blue Stream & Spectrum- The board discussed the offers they received from different cable companies for bulk cable and discussion followed. The board tabled this topic and vendors are welcome to send offers via email.

### **NEW BUSINESS**

- a. Management Contract- Marcus reviewed the details with the point of contact for Leland Management. The board will continue to allow the President and the Vice President to be the main point of contact.
- b. Volunteers/Community involvement- The board set up volunteers and this form is posted on the community's website. Some students have volunteer to pickup moss throughout the community.
- c. Police Engagement- The board discussed the off-duty deputy in the community, and they were provided with a key to the restroom. Also, the board requested for the deputy to increase the schedule to twice a week.
- d. Community Communication – Marcus thanked Ron for the great job with the webpage.
- e. Resort Pool- Resort Pool submitted a 10% rate increase for pool service and discussion followed. **The board unanimously approved the rate increase starting in June for the remainder of the contract. The motion carried.**
- f. Candidate Review- The board received a candidate form from Chad Wilson to join the board. **Steve motioned to appoint Chad Wilson to the board and Patrick seconded this motion. All in favor and the motion carried. The board unanimously approved John Trammell for President and the motion carried.**
- g. Proposal Review-
- h. The board reviewed the proposals from Juniper and discussion followed. **Steve motion to approve Junipers proposal #161723 for \$2,161.12 to move 12 stones beside 12978 Venetta and 15 stones to the south side. John seconded this motion. All in favor and the motion carried.**
- i. **Patrick motion to approve Junipers proposal #162030 for \$1,433.82 to prune oak trees behind 12962 Vennetta. Steve seconded this motion. All in favor and the motion carried.**
- j. **The board reviewed Junipers proposal #161740 for \$3,157.50 and discussion followed on the pricing. The board requested that juniper look at the pricing for this estimate and provide the board with a rough sketch drawing of their proposal. This proposal was tabled.**
- k. **Alden- The cameras at the tennis court and basketball court were affected by lightning. The board reviewed Alden estimate #174788 for \$4,418.18 to replace the broken components. Some of the board members questioned the system having a surge protection in place and Leland Management will pull the original estimate for review. The board unanimously approved estimate #174788 for \$4,418.18 to repair the camera system. The motion carried.**

**ADJOURN: John made a motion to adjourn the meeting at 8:53pm. Shannon seconded, and the Motion passed unanimously.**