

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

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

**Date:** March 22, 2022 **Time:** 6:15 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 @ 6:15pm

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

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

Jeffrey Gavrich- present  
John Tramell- present  
Steve Mileski- called in

**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 February 22, 2022 Board Meeting Minutes.

**John made a motion to approve the February 22, 2022 board meeting minutes. Patrick seconded the motion. Motion passed unanimously.**

**PRESIDENT'S REMARKS:** Marcus discussed the vandalism in the community and the challenges with identifying the people at the basketball court afterhours. The association has video cameras with audio and signs are posted with this information however we continue to find vandalism throughout the community. Also, this information is included in the newsletter to encourage homeowners to get involved and report any vandalism that is done throughout the community. This is being reported to the off-duty police; therefore, they are aware of the incidents.

Caliber- Marcus encourages all board members to utilize caliber as a tool to see any open violations, outstanding invoices, and other items for the community.

Condo Expo- The Condo and HOA expo is scheduled on Tuesday, April 12, 2022 at 9am – 4:45pm at 9800 International Drive, Orlando, FL 32819.

#### **RESIDENT COMMENTS:**

- 7448 Colbury- The homeowner inquired about appealing their denied ARB application and the board explained the appeal process.
- Jailene Dr- This homeowner requested info on the dead tree in the conservation area. This item is on tonight's agenda.

#### **COMMITTEE REPORT:**

- Holiday Decoration Committee: No updates at this time.
- ARC Committee: The ARC Committee did not have a quorum to hold the meeting tonight.
- Fun Committee: The board discussed the possibility of having an easter egg hunt and this information will be posted in the newsletter.
- Workshops: Only four homeowners attended the landscape workshop to discuss ongoing projects and issues throughout the community.
- Reserve Study: The board previously approved the 50% deposit for Reserve Advisors to complete the reserve study and the board will schedule the reserve workshop accordingly.

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

- a. Financials- Manager reviewed the February 2022 financials and discussion followed.
- b. Reserve CD Fourth Capital Renewal- The board discussed the Fourth Capital Bank CD that was cashed out and moved to account 1170 Reserve ICS account with Alliance bank. Marcus visited Leland Management and went through the previous records and prepared a memorandum of his findings. However, some board members would like additional research to verify what categories these

reserves belong to. Marcus proposed pulling the boxes again from Leland Management to do some additional research.

- c. Collections- The board reviewed the AR report and we are following the associations collection policy that is in line with the documents.
- d. Violations- There are no files to send to the attorney for covenant enforcement at this time.

### **OLD BUSINESS**

- a. Flagpole Project- Alden is awaiting the permit for this project and the board provided them with additional information.
- b. Split Railing Fence- The board reviewed one proposal from Eastbrook Construction for \$156,014.57 and discussion followed. The board is awaiting additional quotes. Marcus and Patrick will work on revising the RFP.
- c. Monument Proposals- The board requested a quote from Honel Property Maintenance however the vendor declined to bid. The board decided to table this project.
- d. Board Workshop- The board discussed the dates for the workshop and encourage the membership to participate.
- e. Proposal Review-

Dead Tree- The board reviewed the legal opinion on removing the dead tree and discussion followed. **Marcus motion to approve Junipers proposal (145582) for \$2,050 to remove the dead tree from the conservation area. John seconded the motion; Shannon, Mike, and Jeff approved this motion. Steve and Patrick opposed this motion. The motion carried.**

Oak Tree- The board reviewed the proposal from Juniper to trim 27 oak trees in the community. **Shannon motion to approve Junipers proposal (152142) for \$2,995 to prune the oak trees. John seconded the motion; the Motion passed unanimously.**

Townhomes Hedges- There are 31 dead shrubs along Tatyana Street beside the townhomes and the board discussed how this project would be funded. **Mike motion to approved Junipers proposal (150791) for \$3,417.88 for 7-gallon shrubs and this project will be funded from the general HOA fund. John seconded the motion. Marcus and Jeff approved this motion. Shannon, Patrick, and Steve opposed this motion. The motion carried.**

Mulch- The board reviewed the mulch proposal from Juniper for \$10,450 to replace mulch throughout the common areas and discussion followed. The board would like the vendor to revise the quote for no mulch around the trees.

Juniper Update- Marcus shared the weekly update that we receive from Juniper that highlights upcoming service throughout the community.

### **NEW BUSINESS**

- a. Tennis Court- AAA Court repaired a small hole in the tennis court and they will monitor this area to see if it returns. The repair was completed under the warranty.
- b. Fiber Presentation- Jeff has been in touch with Blue Stream to give a presentation at the April meeting on offering fiber throughout the community. Also, Tiffany has reached out to Spectrum and Verizon to see what incentive they can offer the community.
- c. Spring Power Washing- Honel will start the spring pressure washing throughout the community and this includes the pool deck and the furniture.
- d. Bathroom Door- The board reviewed the proposal from Alden Contracting (174545) for \$2,749.62 to replace the men's bathroom door and the board requested additional quotes. The board mentioned they have noticed the increase in Alden's pricing and discussion followed.

**ADJOURN: John made a motion to adjourn the meeting at 7:50pm. Marcus seconded, and the Motion passed unanimously.**