

Lake Sawyer South Community Association

6972 Lake Gloria Blvd
Orlando, Florida 32809-3200
Jill Rygh, PCAM

Date: September 27, 2016

Time: 6:30pm

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

MINUTES

I. **CALL TO ORDER:** 6:32pm

II. **STATEMENT OF QUORUM PRESENT:**

Tim Nyland- Present	John Tramell- Present
Lisa Brentlinger- Present	Patrick Spikes- Present
Joe Milazzo - Present	Stash Noga- Absent

Jill Rygh from Leland Management is present as well.

III. **PROOF OF NOTICE:** Notice was posted at entrances minimum 48hrs in advance of the meeting. Florida Statute requirement satisfied. Notice was also posted on the community website.

IV. **APPROVE PRIOR MEETING MINUTES (8/23/16) and (9/2/16):** Joe **MOTIONS** to approve the 8-23-16 and 9-2-16 minutes with corrections, Patrick seconds, unanimous.

V. **PRESIDENT REMARKS:** Tim speaks to the homeowners regarding Stash continuing his term on the board of directors. Lemarie Godsey has resigned effective immediately. Reserve update is almost complete. Board is reviewing proposed 2017 budget. Tim reviews legal opinion confirming the current Association documents do not allow the Board to make appointments to fill vacant Board positions.

VI. **GUEST SPEAKER:** Steve Buckner speaks to the board regarding the savings in the renewal of the current insurance policies.

VII. **HOMEOWNER QUESTION AND COMMENTS:** Next community garage sale will be held in March 2017.

VIII. **COMMITTEE/VENDOR REPORTS**

- a. Architectural Review Board- No update at this time.
- b. Landscaping Committee
 1. Need new BOD contact person – John Tramell has volunteered to be the contact for the landscaping committee.
 2. Area around bulletin board to be re-landscaped- Waiting for proposed ideas from the landscaping committee.

3. Previously assigned tasks update

- c. Appeals Committee- Tim **MOTIONS** to accept the Appeals Committee meeting findings for 3 homeowners, Lisa seconds, unanimous. The board confirms to allow 45 days for homeowners to pay their violation fines.

IX. MANAGER UPDATE/FINANCIALS:

- a. August 2016 Financials: Board has a few questions regarding the current financials which have been sent to the accounting manager for review and response.
- b. 2017 Draft Budget - The board is currently reviewing the proposed 2017 budget.
- c. Collections Reports: Alliance, Ryestone, and Leland report- Joe **MOTIONS** to decline the offer from one delinquent homeowner that is currently being pursued, Lisa seconds, unanimous. Tim will confirm with the attorney. - **TIM**

X. UNFINISHED BUSINESS

- a. Surveillance/Camera survey update- The board will post results on the website. Board requests this issue to be removed from future agendas.
- b. LSS.com website update- change name, anti-hacking, Committee Scope, Terms and Conditions- John Trammell has volunteered to put the domain name in his name. Tim **MOTIONS** to approve the additional expense to upgrade “word-fence” to the community website, Lisa seconds, unanimous. Lisa will be the contact person for the webmaster.
- c. Pulte access to town homes for TJI repairs and exterior inspection/stucco repairs. The 15-day notice has been sent to all townhome owners. Tim **MOTIONS** under Article VI, Section 5(K) that the Association move forward and use their authority when necessary to aid Pulte in accessing the townhomes to facilitate TJI repairs, Joe seconds, unanimous. Tim **MOTIONS** under Article VI that the Association move forward and use their authority when necessary to aid Pulte in accessing the townhomes to facilitate exterior inspections and repairs. Patrick seconds, unanimous.

XI. NEW BUSINESS

- a. BOD Officer vacancy (Secretary)- Lemarie has resigned from the board of directors effective immediately. Tim **MOTIONS** to appoint Patrick as secretary on the board of directors, Motion fails. Tim **MOTIONS** to appoint John as secretary, Joe seconds, unanimous.
- b. Halloween Party Update – Jill has provided a check in the amount of \$500 to Tim to purchase items for the party. Tim will provide receipts of all purchases.
- c. Conservation Fence, Downed Tree – The board directs Jill to have the damaged tree removed and discarded off property.

Adjourn: 8:19pm Joe **MOTIONS** to adjourn, John seconds, unanimous.

Projects that have been completed

1. Two lights in pool have been replaced with LED lights.
2. Sod and irrigation project currently in process.
3. Entrance lights on order.
4. All irrigation repairs for the townhomes have been completed.
5. Email blast regarding newsletter and Pulte letter has been sent to the homeowners.
6. Mailing to townhome owners regarding Pulte has been completed.
7. Meeting with Orange County regarding tree trimming has been scheduled.
8. Repair for 7748 Moser has been completed.
9. Draft Annual/Budget Meeting mailing has been sent to the board for review.
10. Bushes at pool area will be installed next week.
11. Insurance polies have been renewed.
12. Parts for playground have been ordered.
13. Manager has approved to repair broken fence behind Salmon Cove.
14. Debit card for the association has been obtained.
15. Manager has sent draft budget to the board to review.
16. Letters for bulletin board have been received by Joe.
17. Pool gate has been repaired.
18. Manager has contacted vendor to adjust/clean lower fountain jets.
19. Manager has contacted Orange County to treat ponds and possibly add fish. Update provided to board.
20. Annuals will be installed this week.
21. Sod will be replaced next week. Areas to be resodded have already been sprayed a couple of applications.
22. Irrigation head raising will be completed next week.
23. Three dead bushes at bike rack to be replaced this week. Waiting on landscape committee to determine plan to enhance this area.

Board Members/positions- 1 year term

Tim Nyland-President
Joe Milazzo- Vice President
Stash Noga- Treasurer
John Tramell- Secretary
Lisa Brentlinger- Director
Patrick Spikes-Director
OPEN -Director

ARB Members

Sam Trimble
Jeffrey Gavrich
Jessica Kendall

Appeals Committee

Steven Mileski
Chad Wilson
Paul La Rosa


Landscape Committee- John Tramell is the board contact for this committee


Doug Hastings
Phillis Tepper
Gene Pedriani
Paul La Rosa
Denise Brown-Jaehrling
Chris Godsey

Upcoming Events

Oct 25 - Board Meeting
Nov 15- Budget and Annual Meeting

Legend

-  - Assigned Task in progress
-  - Task Completed

 - Legal Action Taken(Motion, Table, etc.)

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