

# Lake Sawyer South Community Association

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

**Date:** October 24, 2017

**Time:** 5:00pm

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

## MINUTES

- I. **CALL TO ORDER:** 5:00pm
- II. **STATEMENT OF QUORUM PRESENT:**  
Tim Nyland- Present                      John Tramell- Present by phone  
Patrick Spikes- Present                      Joe Milazzo – Joins after call to order by phone  
Steve Mileski- Present                      Jeffrey Gavrich- Present  
Management- Jill Rygh from Leland Management is present after call to order.
- III. **PROOF OF NOTICE:** Notice posted at entrance with a minimum 48hrs in advance of the meeting. Notice was also posted on the community website. Florida Statute requirement satisfied.
- IV. **2018 BUDGET DISCUSSION:** The board reviews and discusses the proposed 2018 budget. Official ratification will be done at the next board meeting which is scheduled on November 15<sup>th</sup>, 2017.
- V. **APPROVE MEETING MINUTES (9/19/17):** Tim **MOTIONS** to approve the 9-19-17 minutes as presented, Steve seconds, unanimous.
- VI. **PRESIDENT'S REMARKS:** none
- VII. **RESIDENT COMMENTS ON AGENDA ITEMS:** John Tramell to check email blast to the community regarding the upcoming community event. Jill suggests to the committee to utilize their bulletin board for additional advertising for the event.
- VIII. **ARB/BOD APPOINTMENTS:** none
- IX. **OLD BUSINESS**
  - a. Disposal of pool furniture- Board decides to keep furniture as extra as needed for the future.
  - b. Tennis/ Basketball court update- The vendor is in the process of working with the county on the permits. Jill will follow-up with the vendor on the progress.

- c. Trash can stickers- The board approves Jill to purchase stickers for the trash can violators. Board will provide the final wording this week. - **BOARD**
- d. Estimate to repair potholes- Tim **MOTIONS** to approve the revised estimate from D&C Parking lot maintenance in the amount of \$999, Jeffrey seconds, unanimous. Jill will obtain a revised estimate, vendor insurance, and approve per the board. - **JILL**
- e. Camera signs for pool- In progress. No further update at this time.
- f. Additional cameras for pool area - Patrick gives an update on adding 2 additional cameras at the pool area.
- g. Wifi for pool surveillance system- Patrick speaks about the options to coordinate time stamp of gate card use with the camera system. Tim **MOTIONS** to proceed with the wifi estimate, Patrick seconds, unanimous. Patrick will speak to the vendor about this. - **PATRICK**
- h. Vandalism at pool/putting green- Sherriff office has been contacted and a detective has been assigned to the case. John will contact the detective with the video.
- i. Putting green repair – The board is waiting on estimate for repair and invoice for inspection.
- j. Townhome letter for insurance requirement – The board is in the process of creating the letter. No further update at this time.
- k. Paving alleyway- The board is in the process of creating a letter to send to Meritage Homes. Tim **MOTIONS** to send a letter to Meritage, Patrick seconds, unanimous. Tim will send the letter to Jill once completed. - **TIM**
- l. Violations/Enforcement (Caliber)- Steve **MOTIONS** that there will be no new violations (except by notification of a board member) through the end of the 2017 so the 2016 list can be cleaned up, Tim seconds, unanimous.
- m. Invoices late (Caliber!)- The accounting manager has answered questions about the process for the board via email.
- n. Window A/C violation status- Jill to check the status and update the records. - **JILL**
- o. Leaning tree in TH's- The landscaper has been contacted to correct this issue.

## **X. NEW BUSINESS**

- a. New signs (John)- No update at this time.
- b. Holiday Decorations- Tim **MOTIONS** for Patrick to spend up to \$1000 on holiday decorations, Jeff seconds, unanimous. Patrick will send the invoice to Jill to proceed with payment. - **JILL**
- c. Mulch estimate—TIM **MOTIONS** to approve the mulch estimate for the Arroyo common area mulch estimate in the amount of \$7,650.00 and the townhome mulch in the amount of \$7,650, Steve seconds, unanimous. Jill will contact the vendor with the approval to proceed. - **JILL**

- d. Pergola repair estimates- Jill presents the board with estimates from Honel to review. Board decides to TABLE this issue till Patrick and Steve speak to Dianne about the process.- **TABLE**
- e. Pressure wash common areas and townhomes estimate- TIM **MOTIONS** to approve the Honel estimates to pressure clean all common areas and the townhomes, Jeff seconds, unanimous. Jill will inform the vendor with the approval to proceed. - **JILL**
- f. Suspension of privileges for vandals/trespassers - suspension of privileges for jumping pool fence- Tim **MOTIONS** to suspend the pool privileges for both homeowners, motion fails. Steve **MOTIONS** for Tim to draft a letter and obtain board approval to include suspension of pool rights till August 1, 2017, Patrick seconds, unanimous. Tim **MOTIONS** to present the invoice to the homeowner from the vendor with a letter to the homeowner of the son that damaged the putting green, Joe seconds, unanimous. The board will create the letter. - **BOARD**
- g. Town home fences- The board approves to proceed with pressure cleaning the fences that are on the ends of each building with Honel Property maintenance.

**XI. LAST MINUTE ITEMS:**

- a. Tim **MOTIONS** to Reimburse Arroyo for the townhome tree that survived, Steve seconds, unanimous.
- b. Tim **MOTIONS** to approve the estimate from Arroyo to thin the oak trees at the townhome island providing they remove the leaves, Patrick seconds, unanimous. Jill will speak to the vendor regarding the stipulations of this approval. - **JILL**

**XII. ADJOURN:** 10:00pm Steve **MOTIONS** to adjourn, Jeff seconds, unanimous.

**ITEMS THAT HAVE BEEN ADDRESSED**

- Exit sign at the cabana has been repaired.
- Broken landscaping panel has been repaired.
- Draft version of trash can stickers has been sent to the board to review.
- Boiler insurance policy has been cancelled per the insurance agent's recommendation.
- Jill has requested the wood fence on Venetta to be repaired.
- Estimate to repair the pergolas has been requested from Dianne.
- Estimate to pressure clean all sidewalks for common areas and townhome (sidewalks, walkways, curbs, and driveways) has been requested from Dianne.
- Estimate for mulch has been requested from the landscaper.
- Broken street light at 13997 Darchance has been reported to Duke Energy for repair.
- Pool pump basket has been replaced.
- Jill has requested additional section of black netting to be added around pool equipment area to shield the equipment.
- Estimates for pot holes have been sent to the board for approval.
- Recorded amendment has been mailed to homeowners with the Annual/Budget meeting info.
- Manager has been sent reimbursement check to Tim Nyland for notary for recording the amendment.

- Check has been sent to Tim Nyland in the amount of \$500 for the Halloween party supplies.
- Manager has sent map to Kyle for permit for Tennis and BB court.
- Broken pool tile and soap dispenser has been repaired.
- Police report filed regarding vandalism at the pool.
- Info for upcoming board certification class (in-person and webinar) has been sent to Jeff and Steve.
- Fire extinguisher at pool and townhome mailboxes have been inspected and certified.
- Letter sent to a townhome owner regarding parking on the grass. (via email and mail)
- Privacy slats have been added to lift station near new tennis/BB court land.

**Board Members/positions- 1 year term**

**Appeals Committee**

Tim Nyland-President  
 Joe Milazzo- Vice President  
 John Tramell- Secretary  
 Patrick Spikes- Treasurer  
 Steve Mileski - Director  
 Jeff Gavrich - Director  
 OPEN -Director




**ARB Members**

Jeffrey Gavrich	Paul La Rosa
Bea Spencer	Chad Wilson
Brian Pyko	Henry Perez

**Upcoming Events**

November 15- Annual and Budget Meeting  
 December- NO Board Meeting; ARB Meeting to be determined

**Legend**

-  - Assigned Task in progress
-  - Task Completed
-  - Legal Action Taken(Motion, Table, etc.)

**Websites:** [www.LakeSawyerSouth.com](http://www.LakeSawyerSouth.com) ; [www.LelandManagement.com](http://www.LelandManagement.com)