

Lake Sawyer South Community Association

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

Date: November 15, 2017

Time: 6:30pm

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

MINUTES

- I. **CALL TO ORDER:** 6:32pm
- II. **ESTABLISHMENT OF BOARD QUORUM:**
Tim Nyland- Present John Tramell- Present
Patrick Spikes- Present Joe Milazzo – Present
Steve Mileski- Present Jeffrey Gavrich- Present
- III. **PROOF OF MEETING NOTICE:** Notice was mailed to all homeowners 14 days in advance and posted at entrance prior to the meeting. Notice was also posted on the community website. Florida Statute requirement satisfied.
- IV. **APPROVE MEETING MINUTES (10/24/17):** Joe **MOTIONS** to approve the 10-24-17 minutes as presented, Steve seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** Tim speaks about the fence repair/maintenance responsibility of the Townhome owners.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** none
- VII. **ARB/BOD APPOINTMENTS:** none
- VIII. **2018 BUDGET RATIFICATION:** John **MOTIONS** to approve the 2018 budget at a rate of \$113.74 for single family homes and \$533.44 per quarter for townhome owners to be paid in quarterly assessments with the legal opinion of the Association's attorney, Tim seconds, motion carries, Patrick opposes. Do not include the budget in the mailing. Tim **MOTIONS** to engage Scott to research the fences after HOA researching the minutes, John seconds, unanimous.
- IX. **OLD BUSINESS**
 - a. Tennis/ Basketball court update- Patrick speaks to the homeowners and board regarding the county's requirement for the Association to obtain a notarized letter from all surrounding homes of this property for county's approval. Tim **MOTIONS** to send letters to these homeowners, Joe seconds, unanimous.

- b. Cameras, signs, wifi for pool- The board discusses the possibility of adding speakers to the pool cameras to notify people.
- c. Pergola repair estimates- The vendor is currently re-estimating this project.

X. NEW BUSINESS

1. Landscaping estimates- Randall from Arroyo Landscaping attends the meeting to discuss the current landscaping issues. Board requests Arroyo to clean out the dead tree parts throughout the community. Steve speaks about the landscapers needing to maintain the ground with more detail. Jeff speaks about removing trash, irrigation issues, over mulching, and grass issues that need to be addressed. Randall will set up a walk through with Jeff Gavrich and the new landscaping manager. The board requests Randall to check the plants along the sides of the townhomes.
2. Landscape- Tim **MOTIONS** to approve estimate 2257 in the amount of \$2,551.00 to be paid in 2017 with the crotons to be installed in the spring, John seconds, unanimous.
3. Landscape- Tim **MOTIONS** to approve estimate 1768 in the amount of \$2000 to be paid in 2017, Joe seconds, unanimous.
4. Landscape – Steve **MOTIONS** to approve 1767 in the amount of \$3,265.00 to be paid in 2017, Patrick seconds, unanimous.

- XI. ADJOURN:** 7:52pm Joe **MOTIONS** to adjourn, Steve seconds, unanimous.

ITEMS THAT HAVE BEEN ADDRESSED

- Toilet in the women's restroom has been repaired. (running continuously)
- Manager has contacted Orange county again to remove the pile of tree debris on the bike path.
- Reimbursement to Arroyo for the palm tree that originally died in the townhomes has been processed.
- Manager has given approval to landscaper to proceed with thinning the trees in the island at the townhomes providing the leaves are removed. This is in progress.
- Missing chain for shower has been replaced.
- Various sidewalks throughout the community have been repaired.
- Directional signs for the board meetings have been provided to the board.
- Manager has sent information to the mover's insurance regarding the damaged tree
- Trash can stickers have been ordered and provided to the board at this board meeting.
- Manager provided contact info to Dianne Honel regarding meeting with the board about pergola repairs.
- Mulch has been added to townhomes and common areas.
- Broken street light on Darchance has been reported to Duke Energy and repaired.
- Fountain lights with timers have been reset.
- Combination locks have been added to the fountain timer boxes.
- Approval has been given to the vendor to pressure clean all sidewalks for common areas and townhome (curbs, sidewalks, walkways, and fence ends). Project to begin around December 1st. Vendor will post signs.

- Additional section of black netting has been added around pool equipment area to shield the equipment.
- Pot holes have been repaired in the townhome alley and mailbox area.
- Additional pet station has been added across from fountain on Tattant Blvd.
- Townhome building 6 and 19 termite bonds were renewed this month.

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

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 ; www.LelandManagement.com