

# Lake Sawyer South Community Association

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

**Date:** June 27, 2017

**Time:** 6:30pm

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

## MINUTES

- I. **CALL TO ORDER:** 6:30pm
- II. **STATEMENT OF QUORUM PRESENT:**  
Tim Nyland- Present                      John Trammell- Present  
Patrick Spikes- Present                      Joe Milazzo - Present  
Management- Jill Rygh and Katie Ronan from Leland Management are present as well.
- III. **PROOF OF NOTICE:** Notice also 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. **APPROVE MEETING MINUTES (5/23/17):** Tim **MOTIONS** to approve the 5-23-17 minutes as presented, Joe seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** Tim speaks to the homeowners about the need to reach a quorum for the amendment meeting. The board requests homeowners to return their proxies even if they are planning to attend the meeting in person. Tim speaks about the reasons for the amendment.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** Residents comment to the board regarding the flowers at the entrance looking extremely nice with the red, white, and blue colors.
- VII. **MANAGER REPORTS/FINANCIALS:**
  - a. May 2017 financials: Jill provides the board with a copy of the May financials and reviews the year to date expenses.
  - b. Collections: Alliance Report – Jill provides the board with a summary of each account currently being pursued by Alliance. No action needed at this time.
  - c. Manager Report- Jill provides the board with the latest report of all issues and projects completed and in progress.
  - d. Outstanding invoices: Jill presents the board with a few vendor invoices for final signature to pay.
  - e. Waiver Requests:

1. Homeowner attends the meeting to speak to the board regarding her fine due to non-compliance. Joe **MOTIONS** to reduce the fine to \$500 with a month to pay contingent upon the property staying in compliance for a year otherwise original fine is reinstated, John seconds, Tim opposes, motion carries.

2. Homeowner speaks to the board regarding a request to waive fees off account due to banking issue. The board approves to waive off fees for approximately \$30.- **JILL**

- f. Amendment status- Jill provides the board with a summary of the number of proxies received so far. Board discussion regarding homeowners that are erroneously mailing in their proxy unsigned or anonymous which is invalid.

#### **VIII. COMMITTEE UPDATES:**

- a. ARB- 18 applications were received and approved within the last 30 days.  
b. Appeals- No update at this time.

#### **IX. OLD BUSINESS**

- a. Additional Landscaping inside pool area to be approved- Patrick **MOTIONS** to approve the estimate from Arroyo in the amount of \$3091.99, Joe seconds, unanimous. Tim **MOTIONS** to approve the new landscaping inside the pool area not to exceed \$2000, motion fails. Joe **MOTIONS** to approve the estimate from Arroyo for new landscaping in the amount of \$3945, Patrick seconds, unanimous.
- b. Signage at pool area- To be installed (Joe)- Joe will install.
- c. Island landscaping- Motion failed at previous board meeting.
- d. Dead oak tree- Jill has sent contact information to Tim regarding this issue. The board approves to proceed with Arroyo estimate to remove and replace tree. Tree from Colbury area will be relocated during tennis court install to replace.
- e. Trash cans for pool/playground/mailbox kiosk- Completed
- f. Cameras for pool/ Lights with poles/ Electrical outlet in closet – Update from Patrick
- g. Privacy Slats for lift station- Jill has contacted the county regarding the county on this issue.
- h. Tennis/Basketball court- Landscaper in process of removing irrigation and 7 trees. Estimate from Arroyo to remove the trees. Joe **MOTIONS** to approve the estimate from Arroyo in the amount of \$3700, Tim seconds, unanimous.
- i. Vending Machine for pool area- **TABLE**
- j. Fountain light repair estimate- Tim **MOTIONS** to approve Lake Doctors to install color changing lights not to exceed \$4250.00, John seconds, unanimous.

- k. Fountain cleaning contract- Tim **MOTIONS** to not renew contract for Lake Fountains and to proceed with Lake Doctors for quarterly annual contract, John seconds, unanimous.

**X. NEW BUSINESS**

- a. Renew Resort Pool Service Contract – Tim **MOTIONS** to approve the Resort Pool Service contract, John seconds, unanimous.
- b. Next community garage sale date- Tim **MOTIONS** to have a fall garage sale after September 16<sup>th</sup>, John seconds, unanimous. Final date to be determined.
- c. Signs for Townhome parking lot- Joe speaks to the board regarding the need to install signage- Joe **MOTIONS** to install 2 signs at the mailbox area stating no long term parking language, motion fails. Table till next month. – **TABLE**
- d. Trashcan enforcement- Tim speaks about the need to communicate with the townhome owners about this rule. The board has begun putting notices on the trash cans.
- e. Arroyo Chemical vendor- The homeowners and board request Jill to speak to Arroyo regarding the sub-contractors causing staining on the sidewalks and curbs at the entrance.
- f. Speeding in the community- The board discusses the need to educate the residents about the rules and limits in the community.

- XI. Adjourn:** 8:20pm Tim **MOTIONS** to adjourn, Joe seconds, unanimous.

**Projects that have been completed**

- Second entrance lights in progress to be repaired.
- Manager has approved new air fresheners to be installed in both restrooms.
- Manager has contacted Orange County regarding slats for lift station. Waiting on response.
- Manager has met with the vendor to mark the tennis/basketball court placement.
- Arroyo has been contacted several times regarding irrigation and landscaping issues.
- Pool gate (GFI outlet) has been repaired.
- Electric lock for ladies restroom has been repaired.
- Motion sensor lights on cabana have been repaired.
- Updated pool permit has been posted.
- Cabana has been pressure cleaned.
- Manager has contacted vendor regarding stains at front entrance.
- Manager has approved the installation of latches on the pool gates.
- Manager has obtained additional estimates for fountain light repair and maintenance which will be presented to the board at the next board meeting.
- Cabana clock has been reset.
- Fence netting to shield pool equipment has been added.
- New landscaping around pool area has been installed.
- Paver wall at putting green has been installed.
- Outside and inside of restroom doors, shutters, and outside of other doors have been painted.
- Manager has given approval to replace bulbs in restrooms.

- Exit sign has been repaired.
- Manager has given approval to repair pipes and caulk the ladies restroom sink.
- Manager resent info to board president regarding county contact for dead Oaktree on Darchance.
- Trash cans in pool area have been installed.
- Bushes in pool area that were previously transplanted and died have been replaced.
- Mail kiosk painting has been completed.
- Pool gate has been rewelded due to a spindle being broken out.
- Additional pool furniture has been delivered.
- Refund for palm tree has been received from the landscaper.
- Putting green is in progress.

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

**Appeals Committee**

Tim Nyland-President  
 Joe Milazzo- Vice President  
 John Tramell- Secretary  
 Patrick Spikes- Treasurer  
 OPEN - Director  
 OPEN - Director  
 OPEN -Director




**ARB Members**

Jeffrey Gavrich	Steven Mileski
Bea Spencer	Chad Wilson
Brian Pyko	Paul La Rosa

**Upcoming Events**

July 25- Board Meeting  
 August 9- Amendment Meeting  
 September 26- Board Meeting  
 October 24- Board Meeting  
 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)