

# Lake Sawyer South Community Association

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

**Date:** July 25, 2017

**Time:** 6:30pm

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

## MINUTES

- I. **CALL TO ORDER:** 6:35pm
- II. **STATEMENT OF QUORUM PRESENT:**  
Tim Nyland- Present                      John Trammell- Present  
Patrick Spikes- Present                      Joe Milazzo - Present  
Management- Jill Rygh 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 (6/27/17):** Tim **MOTIONS** to approve the 6/27/17 minutes as presented, Joe seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** The board encourages all homeowners to submit a proxy for the Amendment meeting regardless if they are planning to attend in person. The board asks all residents to check with their neighbors to ensure that everyone is voting.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** New homeowners in the community speak to the board about their great impression of the community, neighbors, and common areas.
- VII. **MANAGER REPORTS/FINANCIALS:**
  - a. June 2017 financials: Jill provides the board with a copy of the June financials and reviews the year to date expenses. Jill to confirm the Accounting manager to attend the September meeting to discuss the proposed budget with the board. - **JILL**
  - b. Collections: Alliance Report – Jill provides the board with a summary of each account currently being pursued by Alliance.
  - c. Manager Report- See attached report and below. Jill provides the board with the latest report of all issues and projects completed and in progress.
  - d. Outstanding invoices: Jill presents copies of the insurance renewal policies. Jill to send copies of additional insurance policies to the board to approve and sign.- **JILL**

- e. Fee waiver Requests: 7313 Colbury – Joe **MOTIONS** to grant extension till September 30<sup>th</sup> to bring account current, Patrick seconds, unanimous. Resident was present and acknowledged deadline.
- f. Color changing lights and check the placement of the fountain.

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

- a. ARB: 5 applications were submitted this month.
- b. Social Committee: Next community garage sale update. Joe **MOTIONS** to approve Tatiana to determine the date, John seconds, unanimous.
- c. Communication Committee: Website- The board requests the no changes made to the current process.

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

- a. Signs for Townhome parking lot- The board requests to remove this issue from future agendas.
- b. Signage at pool area- Signs to be installed by Tim.
- c. Tennis/Basketball court update- The vendors are in the process of obtaining the necessary permits for the project.
- d. Vending Machine for pool area- Jill is in process of researching.
- e. Amendment Update- Jill briefs the board regarding the proxies submitted so far. Jill will keep the board updated on the progress as more proxies are received.

#### **X. NEW BUSINESS**

- a. Disposal of pool furniture- Waiting on information from Simon regarding someone wanting to purchase the entire set.
- b. Storage room reorganization- Tim **MOTIONS** to approve Patrick to purchase the hooks, shelves, and storage items for the clubhouse not to exceed \$500, Joe seconds, unanimous. Patrick will submit receipts for reimbursement.
- c. Estimate from Dianne to clean sidewalk under trees at fountain entrance, sidewalks at main entrance.- Jill is in process of obtaining an estimate from Dianne for these areas.
- d. Pothole estimates- Jill is in process of obtaining an estimate to fill in the hole on Salmon Cove and the townhome mailbox area.
- e. 7319 Derexa- The homeowner requests the board to waive the violation fee due to the property being in compliance prior to the date of hearing (per new policy). Joe **MOTIONS** to waive the fee off this account, Tim seconds, unanimous. - **JILL**

- XI. Adjourn:** 8:10pm Tim **MOTIONS** to adjourn, John seconds, unanimous.

#### **Projects that have been completed**

- 2 pallets of sod were installed at putting green at pool area.
- Cameras for pool/ Lights with poles/ Electrical outlet in closet – 50% Deposit check has been sent to the vendor.

- Trash cans at pool area have been installed.
- Both entrance up-lights have been repaired.
- Orange County has installed slats for lift station on Jaileen. Manager has contacted the county regarding having the lift station on Colbury completed next.
- Approval has been given to both vendors (Arroyo and Ace Surfaces) to begin the tennis/basketball court project.
- Arroyo has been contacted several times regarding irrigation and landscaping issues.
- Pool gate (GFI outlets) have been replaced.
- Latches on the pool gates have been installed.
- Inside of restroom doors, shutters, replace bulbs in restrooms, repair the exit sign, and caulk the ladies restroom sink has been completed.
- Dead Oaktree on Darchance has been removed and in progress of being replaced with tree from tennis court area.
- Manager has requested estimate to add barrier and rocks to pool equipment area.
- Manager has spoken with CPA regarding re-allocating the \$65,000 tennis/basketball court expense on the P&L.
- Next community garage sale has been scheduled for September 16<sup>th</sup>.
- Manager has contacted landscaper regarding stains on the sidewalks caused by the chemicals.
- Putting green has been installed.
- Sink in ladies restroom has been repaired.

**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**

August 9- Amendment Meeting  
 September- Community Garage Sale- Date to be determined  
 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)