

# Lake Sawyer South Community Association

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

**Date:** January 23, 2018

**Time:** 6:00pm

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

## MINTUES

- I. **CALL TO ORDER:** 6:06pm
- II. **ESTABLISHMENT OF BOARD QUORUM:**  
Tim Nyland- Present    John Tramell- Present by phone  
Patrick Spikes- Present    Joe Milazzo – Present  
Steve Mileski- Present    Jeffrey Gavrich- Present
- III. **PROOF OF MEETING NOTICE:** Notice was posted at entrance 48hrs prior to the meeting. Notice was also posted on the community website. Florida Statute requirement satisfied.
- IV. **APPROVE MEETING MINUTES (11/15/17):** Joe **MOTIONS** to approve the minutes, Steve seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** Tim speaks about homeowners not submitting ARB applications for exterior projects. Jill suggests to send out ARB application by email and/or a mailing to the community.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** Homeowner of 7628 Brofield Ave. attends the meeting to appeal the fine for non-compliance. Joe **MOTIONS** to keep the fine as previously established, Tim seconds, unanimous.
- VII. **ARB/BOD APPOINTMENTS:** TIM **MOTIONS** to appoint Mike Walker to the board of directors, Steve seconds, unanimous. Tim **MOTIONS** to appoint Katrina Charistino to the ARB, Joe seconds, unanimous. Tim **MOTIONS** to remove Brian Pyko from the ARB, Joe seconds, unanimous.
- VIII. **FINANCIALS/COLLECTIONS:**
  - a. 13617 Darchance, 7700 brofield, 7744 moser- Send final notice to the homeowner that collections will begin by the next meeting if no response to the manager.
  - b. 7224 Halton – Send to Alliance
- IX. **OLD BUSINESS**

- a. Tennis/ Basketball court update- Patrick will send Jill list of house to verify if they are renters.
- b. Cameras, signs, wifi for pool- Steve speaks to the board and homeowners about the newspaper that is being thrown on the main entrance. Board discussion regarding adding cameras in this area.
- c. Pergola repair estimates- Jill to contact pergola companies with Patrick.- **JILL**
- d. Covenant violation update- Invite Patrick to the next board meeting.- **JILL**

**X. NEW BUSINESS**

- a. Goals for 2018- **TABLE**
- b. Community garage sale/ events- **TABLE**
- c. Housekeeping letter- Tim will make changes and resend to Jill- **TIM** Tim **MOTIONS** to mailout the letter by mail and email, Joe seconds, unanimous.
- d. TIM Motions to re-instate the privileges, Joe seconds, unanimous.
- e. Time changes for 2018 meetings- Change meeting time to 6pm.

**XI. ADJOURN: 8:53pm Tim MOTIONS to adjourn, Mike seconds, unanimous.**

**ITEMS THAT HAVE BEEN ADDRESSED**

- Fountain lights have been sent back to the manufacturer and re-installed.
- Sidewalks in the townhomes have been pressure cleaned. Common area sidewalks in progress.
- Letter was sent to homeowner regarding parking a food truck in the community.
- Holiday lights were ordered and delivered to Patrick Spike's home. Patrick installed them.
- Pile of tree debris on the bike path has been removed by Orange County.
- Board requested Arroyo to resod the townhome island and perform a complete irrigation inspection.
- Manager reported fountain light not working.
- Various sidewalks throughout the community have been repaired/ currently in process of being repaired.
- Manager has contacted Orange county regarding an orange pipe and a street sign that was knocked down.
- Vendor has cleaned the fences for the townhomes.
- Tennis/Basketball court still in progress due to needed homeowner signatures.
- Letter was sent to homeowner with the food truck. Owner emailed manager confirming they have contacted the tenant regarding this issue.
- Termite bonds for townhome building 15, 7, and 12 were renewed this month.
- Manager visited community 4 times this month. (2 times for violation inspections)
- Manager has sent list of 2018 dates to Windermere Prep (Laine).

**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**

Jan 23  
Feb 27  
March 22  
April 24  
May 22  
June 26  
July 24  
Aug 28  
Sept 25  
Oct 23- Budget and Annual  
Nov 27

**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)