

Lake Sawyer South Community Association- Board of Directors Budget Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809

Mary Munera CAM

Date: October 23, 2018 **Time:** 6:15pm

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

MINUTES

I. CALL TO ORDER: The meeting was called to order at 6:33p.m.

II. ESTABLISHMENT OF BOARD QUORUM:

John Tramell -present	Vacant
Patrick Spikes-present	Joe Milazzo--present
Steve Mileski-present	Jeffrey Gavrich-present
Mike Walker-present	

III. PROOF OF MEETING NOTICE: Notice is to be posted at entrance 48hrs prior to the meeting.

Notice was also to be posted on the community website.

IV. APPROVE MEETING MINUTES: To approve the September 25, 2018 Meeting

Minutes.

Steve MOTIONS to approved the minutes as submitted, Patrick seconds, John abstains as he was not in attendance, unanimous.

V. NEW BUSINESS: Joe, as President, thanks everyone who in the audience who is showing their attendance in person for the meeting.

Robert Benavidez of Arroyo Landscape and irrigation tech Paul, spoke about the irrigation challenges onsite- The community has suffered a lot of irrigation pipe breaks. All common area water is reclaimed. The systems runs outside "dark hours" because of the lack of pressure available to irrigate the entire community. These are believed to be due from the County opening/closing the system causing a large amount of pressure in the systems piping. A master valve installation is being recommended to help aid by providing a "soft start" to the system. The master valve will be located next to each meter, the irrigation clock timer starts the cycle and activates the master valve, this way the on/off flow of pressure is started by our own valve rather than complete control 24/7 by the County. A comparison of installation cost vs. routine main line break repairs will be provided. Management needs the irrigation and mainline valve maps. There was a question of whether or not the system has/is altered by rain sensors. Will the master valve override the rain sensor. Arroyo will provide a proposal for the 11 master valves at the meters and backflows for the January meeting. Patrick reported a leak at Darchance and Londale by a tree. A request was made to trim the bushes at 7748 Moser.

Thanksgiving weekend the lights on the shrubs will be added at the entrance and remain there through January 1st.

Mike Walker is heading up the Darchance island landscape renovations.

The Board agreed unanimously to adjourn the meeting, to be reconvened immediately after the Annual Members meeting.

Joe MOTIONS to adjourn the meeting to reconvene immediately after the Annual Members Meeting, Jeff seconds, unanimous.

The meeting reconvened immediately following the Annual Members Meeting, where a quorum was not reached so a Q&A was offered to the attendees.

VI. APPROVAL OF 2019 BUDGET AND ASSESSMENTS:

Steve comments that the Board held themselves and vendors accountable. This allows for extra projects to be done due to good accountability.

Patrick MOTIONS to approve the 2019 budget and assessments as proposed with a quarterly charge of \$113.74 for each single family home and quarterly charge of \$533.44 for each townhome unit, Joe seconds, unanimous.

VII. OTHER BUSINESS AS NEEDED:

Steve talked about the following line items that are major a major focus: lighting, shade structures, townhome landscaping, assistance with control of speeders from Orange County Sheriff's office. The HOA will be selecting their own deputy, assigning them specific duties, and received a monthly report detailing their observations/activity. Pulte is to be put on notice for damaged landscapes.

Steve MOTIONS to commit up to \$5000.00 of HOA funds to an off-duty law enforcement expense line item and the Board is to meet with the Sheriff's office, set the scope of work for the officer with those terms to be determined at a later date but must include using a radar gun and writing tickets, choose the officer, with a contract allowing right to terminate service with a 30 day notice, to start service in 2019, allotting \$1,000.00 per month for 5 months of service. Joe seconds, unanimous.

The Board looked over pressure washing bids. Steve states the ball was dropped on the pressure washing project in 2017. Management was supposed to schedule for the common area, a twice yearly cleaning in the range of months between January-February and September to October. Manager Munera requests a motion to provide Management direction on record of the frequency and scheduled time frame the cleaning should occur in 2019.

Patrick MOTIONS to approve Honel Maintenance to pressure wash in January and October range 2019 at the cost quoted on invoices 11055 and 11054 totaling \$13,996.00, Joe seconds, John abstains as he was not in attendance, unanimous.

Jeff Gavrich will be leaving the Architectural Board. Homeowner Lemarie Godsey has volunteered to fill his position.

Joe MOTIONS to appoint Lemarie Godsey to the Architectural Board and accept Jeff Gavrich's resignation, Jeff seconds, unanimous.

VIII. ADJOURNMENT: Joe MOTIONS to adjourn the meeting at 8:56pm, John seconds, unanimous.