

Lake Sawyer South Community Association

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

Date: March 27, 2018

Time: 6:00pm

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

MINUTES

- I. **CALL TO ORDER:** 6:26pm
- II. **ESTABLISHMENT OF BOARD QUORUM:**

Tim Nyland- Present	John Tramell- Present
Patrick Spikes- Present	Joe Milazzo – Present
Steve Mileski- Present	Jeffrey Gavrich- Present
Mike Walker- Absent	
- 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:** Tim **MOTIONS** to approve the 2-27-18 minutes, John seconds, Patrick opposed, motion carries. Patrick reads a statement regarding his involvement with Horizon's West and submits and written statement to be included in these official minutes. Joe **MOTIONS** to approve the 3-19-18 minutes, Jeff seconds, John and Patrick abstain, motion carries
- V. **PRESIDENT'S REMARKS:** Tim speaks to the board and homeowners regarding short-term rentals being against the association documents. Tim speaks about Patrick's statement and comments concerning Horizon's West and Patrick's involvement in this group. Tim **MOTIONS** to conduct a conference call with general counsel to get his opinion on Horizons West Alliance; specifically whether there exists any potential for a conflict of interest with our association or risk of exposure to any liability, Joe seconds, unanimous.
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** The Walton's speak about the upcoming community garage sale.
- VII. **FINANCIALS/COLLECTIONS:**
 - a. February 2018 financials- Jill provides a copy of the February financials for board review. Board requests one old invoice to be removed from the system. - **JILL**

- b. Collections- Board discussion regarding homeowner (4680) being required to pay in full due by the next board meeting (April 24). If unpaid, the board approves to proceed with collections.

VIII. OLD BUSINESS

- a. Pergola Repairs- Waiting on Diane to provide quotes for timber.
- b. Cameras at the pool- Jill will send contact information Alden to Patrick. The board requests manager to ask Arroyo Landscaping the price to trench for the camera lines. - **JILL**
- c. Tennis Court update- Joe **MOTIONS** to pay the cost of continuing the process with Orange County, Steve seconds, unanimous. Patrick will complete the Orange County forms this week.

IX. NEW BUSINESS

- a. Attorney (John Di Masi)- Approval to proceed with covenant enforcement action- Jill provides a copy of the contract to the board. – Tim **MOTIONS** to enter into contract with Di Masi firm to aid in the enforcement of the covenant violations. Steve seconds, Patrick opposes. Motion carries. Jill and available board members will meet with Di Masi to discuss details within the next two weeks.
- b. Response to attorney re: 7224 Halton Ct.- Tim requests that Jill provide contact information for Alliance to resident's attorney due to file already being forwarded to collections. Manager to contact the attorney with Alliance's contact information. - **JILL**
- c. Removal of magnolia tree creating damage to waterlines in town homes- Tim **MOTIONS** to remove the stump and tree immediately, John seconds, unanimous. Manager will give approval to the landscaper. - **JILL**

- X. ADJOURN:** 8:45pm Joe **MOTIONS** to adjourn, John seconds, unanimous.

ITEMS THAT HAVE BEEN ADDRESSED

- Manager sent email blast to the community regarding littering to all homeowners.
- Backflows have been tested at the clubhouse. Manager authorized the removal of an extra backflow, which is not needed.
- Manager sent minutes to the Webmaster to upload to the website.
- Manager selected the flowers for 2018 and sent to Arroyo.
- Housekeeping, board dates, and ARB form was mailed to all homeowners.
- Manager installed armadillo traps on Jailene Dr.
- Fountain lights were reset due to car in the lake.
- Roads in the process of being resurfaced.
- Manager sent Patrick spikes contact info for pergola vendor upon request. Waiting on estimate from Dianne on estimate as well.
- Letters for tennis/basketball court were mailed to 7 homeowners. No response received.
- Manager contacted Nick Everly regarding the pothole at the end of Salomon Cove Ct due to the new construction who promised to have the damage repaired the week of 2-19-18. Repair is still not completed.

- Property inspection with Randall at Arroyo has been delayed. New date to be determined.
- Townhome sidewalks and the common area sidewalks have been cleaned.
- Manager has invited Melinda with Leland IT team to attend next board meeting.
- Termite bonds for townhome building 15, 7, and 12 were renewed.
- Manager visited community 4 times this month. (2 times for violation inspections)

Board of Directors

Tim Nyland-President
 Joe Milazzo- Vice President
 John Tramell- Secretary
 Patrick Spikes- Treasurer
 Steve Mileski - Director
 Jeff Gavrich - Director
 Mike Walker -Director

ARB Members

Jeffrey Gavrich
 Bea Spencer
 Katrina Christiano




Appeals Committee

Paul La Rosa
 Chad Wilson
 Henry Perez

Upcoming Events/Meetings

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 ; www.LelandManagement.com