

Lake Sawyer South Community Association

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

Date: April 24, 2018

Time: 6:15pm

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

MINUTES

- I. **CALL TO ORDER:** 6:22pm
- II. **ESTABLISHMENT OF BOARD QUORUM:**

Tim Nyland- Present	John Tramell- Absent
Patrick Spikes- Present	Joe Milazzo – Present
Steve Mileski- Present	Jeffrey Gavrich- Present
Mike Walker- 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:** Tim **MOTONS** to approve the 3-27-18 minutes, Steve seconds, unanimous.
- V. **PRESIDENT'S REMARKS:** N/A
- VI. **RESIDENT COMMENTS ON AGENDA ITEMS:** N/A
- VII. **FINANCIALS/COLLECTIONS:**
 - a. March 2018 financials- Jill provides the board with the March financials for review. Jill to check line naming and amount of line 8110 in the budget.- **JILL**
 - b. Collections- Jill provides the board with an updated delinquency list to review. Patrick **MOTIONS** to send a letter to (5600) to pay in full by next meeting or automatically send to Alliance, Steve seconds, unanimous.
 - c. Steve **MOTIONS** to remove the \$35 off Buckely's account, Joe seconds, unanimous. Leland to credit the association for the fees.
 - d. Patrick **MOTIONS** to remove the \$45 from the homeowner's account providing the work is completed by May 4th and the homeowner provides pictures to the property manager, Tim seconds, Steve opposes, motion carries.
- VIII. **OLD BUSINESS**

- a. Pergola Repairs- Steve provides the board with updated estimates and information regarding the proposed timeline and work to be completed. Steve **MOTIONS** to proceed with Honel Estimate in the amount of \$5,349.96 and \$5885.38, Patrick seconds, unanimous.
- b. Cameras at the pool- Jill to contact Arroyo about an estimate to trench for the cameras. - **JILL**
- c. Tennis Court update- Patrick is meeting with Arroyo regarding adding shrubs to the area and irrigation. Vendor is in the process of obtaining the required survey.
- d. Unaddressed IRMA Damage (both SF and TH)- Board will draft a letter to be sent to townhome owners regarding their responsibility to have repaired by their insurance. - **BOARD**

IX. NEW BUSINESS

- a. Split rail fences in the townhomes – Board approves to proceed with 2 sections. Jill will obtain a revised estimate from Honel for this project. - **JILL**
- b. Arroyo – Board discussion regarding Arroyo’s performance.
- c. HWA statement: The board had consultation with its general counsel pursuant to concerns from a recent board meeting discussion about a possible conflict of interest with a Lake Sawyer South director also currently serving as a director/Vice President of Horizon’s West Alliance. Following this discussion with counsel, the individual serving as a director on both boards was made very aware of the potential conflict and he acknowledged that he is aware of his fiduciary duty as a director to Lake Sawyer South, and has assured the Lake Sawyer South board that there is no conflict of interest, and he is aware of his statutory responsibilities as a director for Lake Sawyer South.
- d. Board provides letter to add to the minutes.
- e. Banners/Bunting/Flags- Board will set a schedule for placement of the garage sale signs, holiday decorations, and flags. - **JILL**
- f. Townhome Potholes- Tim **MOTIONS** for Jill to set up a time for estimate from DNC,
- g. Meritage Response to LSS letter- Need
- h. Fire extinguisher at townhome mailbox- Board requests manager to schedule the repair of the cabinet door of the fire extinguisher. - **JILL**
- i. Animal trapping- Manager contacted a vendor to set a trap due to armadillos destroying the common area.
- j. 7561 Colbury Ave- Send to Alliance for legal action. - **Jill**

X. ADJOURN: 8:51pm Tim **MOTIONS** to adjourn, Joe seconds, unanimous.

ITEMS THAT HAVE BEEN ADDRESSED

- Landscaper installed new flowers.
- Manager installed armadillo traps on Jailene Dr. only a raccoon was caught.
- Road resurfacing project has been completed.

- Waiting on estimate from Dianne for pergolas.
- 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. Manager sent follow-up email to Meritage to address this and other alley issues caused from the trucks.
- Termite bond for townhome building 11 was renewed.
- Estimate to repair wood fence was sent to Tim to review with the board.
- Manager visited community 4 times this month. (2 times for violation inspections)
- Purchase order system for invoices has begun.
- Magnolia tree at townhome has been removed due to damage to the homeowner's water supply.
- Approximately 34 homes were sent to the attorney for a demand letter for compliance issues.

Board Members

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

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