

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200
Mary Munera CAM

Date: September 25, 2018 **Time:** 6:15pm

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

MINUTES

I. CALL TO ORDER: Joe MOTIONS to call the meeting to order at 6:17 p.m., Jeff seconds, unanimous.

II. ESTABLISHMENT OF BOARD QUORUM:

John Tramell- absent	Vacant
Patrick Spikes- present	Joe Milazzo — present
Steve Mileski- present via conference call	Jeffrey Gavrich- present
Mike Walker- present	

Joe MOTIONS to add Change orders, Contractors, Boulders and Landscaping, and ARB proposal as items to the agenda, Jeff seconds, unanimous.

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 August 28, 2018 Meeting Minutes.

Joe MOTIONS to approve the August 28, 2018 minutes a discussed (adding the motion under Cameras at the Pool : Patrick MOTIONS do not add cameras, Joe seconds, unanimous.), Jeff seconds, unanimous.

V. PRESIDENT'S REMARKS: Manager Munera to inquire after Arroyo for proposal to remove weeds, add weed barrier and relay gravel to even out surface in pool vac pac area. Mary to meet John Tramell at pool on Thursday for shade structure discussion.

VI. RESIDENT COMMENTS ON AGENDA ITEMS: Garage sale banner in Steve's garage- he will hang it prior to event.

VII. FINANCIALS/COLLECTIONS:

- a. August 2018 financials- reviewed, no additional action.
- b. Collections- reviewed, no additional action.

VIII. OLD BUSINESS

- a. Cameras at the pool- Update: Table

Steve MOTIONS to eliminate the camera monitoring line item, motion fails for lack of a second.

- b. Tennis Court update- County states the 5ft set back was missing off the drawing and they will get back to us.
- c. TH paving/pothole repair- Board not satisfied with D&C Maintenance work. Payment being held until repairs made to Board satisfaction. See Manager's Report for details.
- d. Town Home Fences- RFP- No major repairs were found to be needed during the Empire Works inspection.
- e. Stop signs for Venetta/Tattant intersection- update- Application was denied by County.
- f. TH tree stumps/ tree replacement- Tabled at previous meeting
- g. New/additional Christmas Decorations- Patrick working on this. Will order white lights no later than next week.
- h. OCSO off-duty service to combat speeding- The Board would like to meet with the officer to discuss expectations and then will fill out an application.

Joe MOTIONS to hire Orange County Sheriff Office to patrol the neighborhood for two days, 4hours per shift for 1 month, Mike seconds, Joe rescinds his motion.
- i. Appointment of New Board Member to fill vacancy and organization of members- No new members volunteered.

Steve MOTIONS to appoint Joe Milazzo as Board President, Patrick seconds, unanimous.

Joe MOTIONS to appoint Steve Mileski as Vice President, Jeff seconds, unanimous.

- j. Fountain/Ponds- Board states the County is also treating the community ponds.

XI. NEW BUSINESS

- a. Covenant Violations – A lengthy discussion was held surrounding this topic. Concerns over the amount of time it takes to properly inspect the entire community (lots and common areas) and the administrative load were main points of discussion. The final solution presented was for Management to make certain to drive the entire community and send letters to the most egregious violations, while keeping the workload manageable to comply within the covenant enforcement policy guidelines and to keep consistency.

- b. Parking notices on County Streets within community – Tabled from last meeting. Vehicles appearing to be abandoned on County streets may be brought to OCSO attention.
- c. Pressure washing- townhomes, single family homes, common area-Management is gathering bids as Honel Maintenance is unable to complete the project before the holidays.
- d. CPA services-
Patrick MOTIONS approves to engage the CPA services to audit fiscal year ending 12/31/2018, Joe seconds, unanimous.
- e. Pool Electrical- The Board does not have any objection to moving the electrical box and wires from the pool pump floor to higher location to safeguard the equipment (from water intrusion).
- f. 2019 Budget/Annual Meeting – The Board reviewed the Budget and Annual Members Meeting notices and has no objection to send them out for the October 23, 2018 meeting. A stamp could be added reflecting the urgency and need for volunteers.

Steve MOTIONS to move the meeting location to the First Baptist Church as of January 2019, Joe seconds, unanimous

- g. Contractors – Manager Munera brings up the idea that the community should have maintenance schedule for all major projects (tree trimming, power washing, etc). She will begin working on putting one together for the Board to review.

Steve MOTIONS to have all contracts have a start and ending date, not to exceed a 12-month time span, with a set service price (for budget purposes) and allow for escape/termination clauses, Patrick seconds, unanimous

Jeff states the no outlet sign should be removed by the end of Salomon near the new construction as there is now an outlet.

2019 Budget/Annual Meeting – The Board reviewed the Budget and Annual Members Meeting notices and has no objection to send them out for the October 23, 2018 meeting.

- h. Change orders- Joe MOTIONS to approve the change orders (without pressure washing the fences) as submitted by Empire Works dated 9/25/18 for \$37,370.00 with funds from Reserves using the same p.o. to line item as the garage painting invoice, Patrick seconds, unanimous.

Jeff mentions the gutters need cleaning on the front of the townhomes.

- i. Boulders/Landscaping-Boulders were requested to be installed at Moser alley and the rut on Anselmo where the garbage truck runs over the land. Joe MOTIONS to approve estimate 2981 for \$570.00 for 2 boulders to be installed by Arroyo, Patrick seconds, unanimous

Jeff MOTIONS to not trim trees per Arroyo's estimate, motions fails for lack of a second.

Joe MOTIONS to approve tree trimming for \$2200 per Arroyo's estimate, Steve seconds, Joe rescinds his motion

- j. ARB Proposal Jeff handed the proposal for the Board to review.
Jeff MOTIONS to approve the proposal regarding decorative edging, Joe seconds, Jeff rescinds his motion.

X. ADJOURN:

Joe MOTIONS to adjourn the meeting at 8:45pm, Patrick seconds, unanimous.

Upcoming Events/Meetings

Oct 23- Budget and Annual—Meeting Mailer Due to Leland Mailroom 9/28/18

Nov 27

Websites: www.LakeSawyerSouth.com ; www.LelandManagement.com

Board Officers

VACANT-President

Joe Milazzo- Vice President

John Tramell- Secretary

Patrick Spikes- Treasurer

ARB Members

Jeffrey Gavrich

Bea Spencer

Katrina Christiano

Appeals Committee

Paul La Rosa

Chad Wilson

Henry Perez