

Lake Sawyer South Community Association- Board of Directors & Budget Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: October 22, 2019 **Time:** 6:15 pm

Location: First Baptist Church of Windermere
8464 Winter Garden Vineland Road, Orlando FL 32836.

MINUTES

CALL TO ORDER: Meeting called to order by Joe @ 6:15pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present
Patrick Spikes- present
Steve Mileski- present
Mike Walker-present

Janelle Shay- present
Joe Milazzo- present
Jeffrey Gavrich- present

PROOF OF MEETING NOTICE: Notice is posted at entrance a minimum of 48hrs prior to the meeting. Notice was also posted on the community website www.lakesawyersouth.com

APPROVE MEETING MINUTES: To approve the September 24, 2019 Board Meeting Minutes as submitted.

Janelle made a motion to approve the September 24, 2019 meeting minutes. John seconded the motion. Motion passed 6-0. Patrick was not in attendance at the time to vote.

2020 BUDGET APPROVAL: Steve made a Motion to approve the 2020 Budget as proposed with a quarterly assessment of \$124.61 Single Family Homes and \$550.06 Townhome (which also includes the Master assessment) for a total budget of \$609,091.36. John seconded and the Motion passed unanimously.

PRESIDENT'S REMARKS: Joe thanked those in attendance for attending meetings. He also apologized for an incident that happened at last month's meeting.

RESIDENT COMMENTS ON AGENDA ITEMS:

- Steve thanked the Board for their work on 2020 Budget preparation.
- Tatiana Walton thanked Janelle for her assistance getting emails out to the community.
- Janelle reported that she is still looking for volunteers for her community fun committee and had two residents interested.
- A Resident in attendance inquired about LED lights in island that are not working. Patrick provided explanation that he is aware and that another power line needs to be ran.

FINANCIALS/COLLECTIONS:

a. Financials- Manager reviewed the financials.

b. Invoices-

- Top Line Recreation #2344- Shade Structure- ***Steve made a Motion to approve invoice in the amount of \$13,137.79. Janelle seconded and the Motion passed unanimously.***
- Honel Property Maintenance #11225- Pressure Washing common areas- ***Joe made a Motion to approve the invoice in the amount of \$6,780.00. John seconded and the Motion passed unanimously.***
- First Baptist Church of Windermere #LSS100719- Building Rental for meetings- ***Joe made a Motion to approve invoice in the amount of \$1,250.00. Seconded by Steve and the Motion passed unanimously.***
- Arroyo Invoice #5121- August Irrigation Repairs- ***Steve made a Motion to approve invoice in the amount of \$1,113.60. Seconded by Janelle and the Motion passed unanimously.***

- D&C Parking Lot Maintenance #1133- Paving/ Overlay Settlement-
Steve made a Motion to approve invoice in the amount of \$6,729.60. Seconded by Joe and the Motion passed unanimously.
- c. Collections –
- Accounts requiring Board approval to be sent to Attorney for Collections:
 - a. Account #101104480- Board directed manager to wait on this account until next Board meeting to see if owner bring account up to date and because it is below \$800 in arrears. Will revisit next meeting.
 - b. Account #101102720- Board directed manager to wait on this account until next Board meeting to see if owner bring account up to date and because it is below \$800 in arrears. Will revisit next meeting.
- d. CPA Engagement – **Joe made a Motion to engage Arrington & Mapili, LLC. to prepare the Year End Financials. Steve seconded and the Motion carried unanimously.**

OLD BUSINESS

- a. Tennis/Basketball courts- Patrick reported ACE fixed the hole and will be completing entire job including painting soon. **Joe made a Motion to make final payment to ACE not to exceed \$3,000 after repairs are completed. Steve seconded and the Motion carried unanimously.**
- b. TH paving/pothole repair- Berkshire Alley- Attorney has sent demand to other HOA party involved in repairs and we are awaiting response.
- c. Landscaping at Townhomes- On hold until Pulte completes repairs to the units.
- d. Townhome Monument Sign Replacement- Tabled. Board is waiting on Honel to provide bid. Manager will inquire with vendor.
- e. Townhome Structural Repairs/Repaint- Board waiting for legal counsel to advise. Manager to follow-up on when we might receive the legal opinion.
- f. Pool/Clubhouse Termite Treatment- Massey provided a proposal to initially treat and then cover bond for Formosan and drywood termites. **John made a Motion to approve Massey's proposal in the amount of \$2,166 to initially treat (fumigate) with a recurring renewal annually of \$220.00 for years 2-5. Joe seconded and the Motion carried unanimously.**
- g. Reserve Study Update – 2 proposals were presented to the Board. One for an update with the current company and another for a new study done by Reserve Advisors. Board will review and discuss at next meeting.
- h. Estoppel Enforcement – Patrick reported on the previous estoppel process. Board already voted last month on process and Motion stands having Leland manage the process.
- i. Pressure Washing of Pool Area – Manager reported that proposal that was previously approved from Resort Pools for \$700 to pressure wash pool deck will be completed this week.
- j. Electronic Scanning of Archived Docs – Manager advised Board that it would be approx. \$75 an hour to scan in archived paper records. No decision made.

- k. LED Lights at Cabana/Pool Area – Honel advised that Association retrofit old fluorescents with new recessed LED lighting since a few bulbs are out. Cost would be \$750 for all 16. Steve asked homeowner in attendance to assist in reviewing costs before this expense is approved.

NEW BUSINESS

- a. Violations-Enforcement-
- Attorney Demand- **Steve made a Motion to send the following accounts to the attorney for covenant demand: 7826 Brofield- ARC issues; 7628 Brofield, repaint home exterior; 7742 Brofield- Weed landscape beds, weeds in driveway, and pressure washing driveway and sidewalk; 7743 Fairgrove- ARC issue; 7759 Fairgrove- ARC issue; 7757 Jailene- Boat; 7757 Moser- ARC issue. John seconded and the Motion passed unanimously.**
- b. Violations- Appeals – 13991 Darchance was in attendance to appeal an ARB violation that he received. Manager sent notice at a Board member, Patrick's request. However, owner does not feel like this is a violation. After review, **John made a Motion that this did not require ARB approval and to delete the violation from the file. Steve seconded and the Motion carried 6-1. Patrick opposed.**
- c. New Amenities – Patrick requested that this be added to the agenda but did not wish to discuss at this meeting.
- d. ARB Committee- After discussion, **John made a Motion to disband the ARB committee which includes removal of Lemari Godsey, Shannon Boe, Katrina Christiano, Marcus Bonds, and Lisa Brentlinger. Steve seconded and the Motion carried 6-1. Patrick opposed.** The Board will assume the ARB committee role until replacements are appointed. Patrick requested a meeting with the attorney and the Board regarding ARB guidelines and enforcement.

ADJOURN: John made a Motion to adjourn the meeting at 7:15PM. Joe seconded and the Motion carried unanimously.