

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: January 28, 2020 **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 October 22, 2019 & November 4, 2019 Board Meeting Minutes as submitted.

John made a motion to approve the October 22, 2019 & November 4, 2019 meeting minutes. Janelle seconded the motion. Motion passed unanimously.

PRESIDENT'S REMARKS: Joe Milazzo gave his resignation from the Board. Following Joe's resignation, John Tramell resigned from the Board. The Board thanked them for their service as Board members. Joe and John took a seat in the audience. At such time, John Tramell surrendered the Association's credit card to Heather Gambini, CAM.

Steve made a Motion to allow Patrick Spikes authority to carry and utilize the Association credit card for Association purposes. Janelle seconded the Motion. Motion passed unanimously.

MEET OUR OFF-DUTY SHERIFF DEPUTY JOHN REEVES: Deputy Reeves was in attendance to speak about his community involvement. He encouraged residents to inform the Board of any concerns they have within the community so the Board could take them to Deputy Reeves for consideration on his patrols within Lake Sawyer South.

REORGANIZATION OF OFFICERS:

- ***Janelle made a Motion to appoint Steve Mileski as President. Mike seconded the Motion. The Motion carried with one opposition from Patrick.***
- ***Steve made a Motion to appoint Janelle as Vice President. Mike seconded the Motion. Motion passed unanimously.***
- ***Steve made a Motion to appoint Mike as Secretary. Jeff seconded the Motion. Motion passed unanimously.***
- ***Steve made a Motion to appoint Shannon Boe as Director to fill an open seat. Janelle seconded the Motion. Motion carried with one opposition from Patrick.***
- ***Steve made a Motion to appoint Marcus Bonds as Director to fill an open seat. Jeff seconded the Motion. Motion carried with one opposition from Patrick.***
- ***Steve made a Motion to appoint Patrick as Treasurer. Mike seconded the Motion. Motion carried unanimously.***

RESIDENT COMMENTS:

- Resident inquired about her pool application. Board informed her the ARB meeting was prior to this meeting but ARB members in attendance notified owner that her application was approved.
- Townhome resident inquired about an update to the Pulte repairs on the townhomes. The Board informed her that they would speak on this later in the meeting.
- Resident voiced concern with the Board appointing 2 new members to fill open seats so quickly. He felt that the Board should have put out a call for volunteers to give others the opportunity before new appointments. Resident was advised that no one put in their interest to be on the Board at the Annual Meeting in October when they received an Intent form via mail or through

numerous online newsletters. The resident also pointed out that this meant that 60% of the ARB also were now BOD members created an unfair environment.

- Resident requested the Board's assistance with his neighbors causing a nuisance. He feels it is the HOA's duty to enforce a noise nuisance on his neighbors. Owner previously provided recordings of issues to the Board. The Board advised the owners to reach out to the environmental protection entity of Orange County to see if they would assist and then it would be revisited to possibly include a legal opinion by the HOA attorney, if necessary, at a later time.

COMMITTEE UPDATES:

- Janelle reported the Fun Committee has a total of 4 volunteers currently. They are looking into events such as a 3rd of July party and much more!
- Patrick reported on the Holiday Décor. He encouraged the Board to approve a storage space for the décor as well as reported that there were some issues with electrical that caused the lights to not stay on. He will look into additional resources and more displays for the new season.
- ARB Committee reported that things are going well with the new committee and provided the Board a copy of the most recent Meeting Minutes for review.

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the financials.
- b. Invoices-
 - Arroyo #5815- Manager advised Board that Arroyo amended the invoice to reflect the proper amount of \$180.00 and it will be approved to be paid as it does not require Board approval.
 - Arroyo #5454- Manager advised Board that this invoice was already paid but there was an error in the meeting minutes approving this invoice that stated it was invoice #1875 which was the amount due, not the invoice #, this was an accidental oversight so Leland requests a new formal Motion to pay this. ***Janelle made a Motion to approve invoice #5454 in the amount of \$1875.00. Steve seconded, Motion passed unanimously.***
 - Honel #13025 Playground Mulch- ***Janelle made a Motion to pay the invoice in the amount of \$1,175.00. Steve seconded and the Motion carried unanimously.***
 - Arroyo #5774- ***Patrick made a Motion to approve invoice in the amount of \$1,553.75. Seconded by Jeff, Motion passed unanimously.***
 - Becker #4118117- Townhome legal- ***Steve made a Motion to approve invoice in the amount of \$2,310.00. Seconded by Janelle, Motion passed unanimously.***
- c. Collections –
 - DiMasi #1967-016AP - 7715 Fairgrove Ave- ***Steve made a Motion to approve CD of \$800 to DiMasi to move forward with Lien Foreclosure. Jeff seconded, Motion passed unanimously.***
 - 7700 Brofield- Manager reported that this was approved by the Board for lien foreclosure in April but the CD of \$900.00 was never paid. Given that this was already approved, and account owner has not made any payments, Manager approved CD to move forward.
 - 7705 Jailene-Attny Collections- ***Patrick made a Motion to send account to the attorney for collections actions. Steve seconded, Motion carried unanimously.***
 - 13604 Darchance-Settlement Request- Attorney Block sent correspondence to the Board regarding a settlement offer requested by the owner. The Board declined a settlement and advised that the owner adhere to the standard payment plan option: 30% of the full balance and the remaining balance over 18 months advising that owner would still incur fees until balance is brought to \$0. If owner defaults, there will be no further offer of payment plan and full collections

actions would commence. **Steve made a Motion to approve decision stated above. Janelle seconded and the Motion carried unanimously.**

OLD BUSINESS

- a. Basketball court fencing- After discussion, **Patrick made a Motion to approve Estimate from ACT in the amount of \$9,415.00. Marcus seconded and the Motion carried unanimously.**
- b. Landscaping at Townhomes- On hold pending Pulte repairs.
- c. Townhome Monument Sign Replacement- Patrick will inquire with Honel about bid.
- d. Townhome Structural Repairs/Repaint- Jeff reported that he spoke to Attorney Kiernan with Becker regarding next action against Pulte for remaining units that have not been repaired. Attorney was going to send a 558 letter to make demands to Pulte; Board agreed to send. Board suggested to townhome owners that Pulte refuses to repair attain their own attorney for counsel.

NEW BUSINESS

- a. MRTA- Manager had discussion with the Board regarding renewal of the Governing Documents per Statute. No action to be taken until we get closer to 30 year expiration date.
- b. Reserve Study- After discussion, **Steve made a Motion to engage Reserve Advisors in the amount of \$5,450 with a retainer due now of \$2,725 for a new Reserve Study. Janelle seconded, Motion passed unanimously.**
- c. Community Entrance Lighting- Patrick reported that there are some issues with the electrical at the entrance causing Holiday lighting to trip. He believes an additional transformer and or upgrading the Holiday lighting will resolve the issue. After discussion, **Steve made a Motion to allow Patrick to seek out bids for the electrical issues. Jeff seconded, Motion passed unanimously.**
- d. Board Member Project Participation- Steve reported that his hope going forward is for the contractors to work with management to carry out projects per the scope of work and have less Board involvement to ensure proper management of projects.
- e. Solar Electric Systems, Design Requirements-Patrick furnished the Board with past legal opinions regarding installation of Solar and the role the HOA plays in approving such installs. Discussion was held regarding such. Steve encouraged the Board to do some additional research on Solar as it pertains to Federal Law and HOA Authority for future discussion.
- f. ARB Guideline Amendments- Patrick furnished the Board with a past legal opinion regarding amending guidelines as it does not require such to be recorded. Management advised that new statute states that in order for rules and regulations, which ARB guidelines are recognized to be, to become effective, they need to be recorded.
- g. Old Pool Furniture- After discussion regarding the old pool furniture that is being stored in the cabana, the Board asked management for a price from Simon at Resort Pools to discard furniture.
- h. Cabana Closet Cleaning-A discussion was held regarding cleaning out of the closets in the cabana. Patrick advised that he reorganized but that there are items that have been sitting that the Board needs to decide what to do with as it is taking up unnecessary space. The Board agreed to get together to get this done, no date set.

- i. Pond Maintenance- Manager presented Board with additional bid for pond maintenance per their request as The Lake Doctors increased their fees. Lake & Wetland Management bid \$615 a month for pond and \$150 for fountain which was higher than the increase from the Lake Doctors. Therefore, the Board decided to keep the contract with The Lake Doctors with the increase from \$575 per month ponds to \$592 per month and \$150 per month for the fountain. Board asked manager to advise the Lake Doctors that they expect a more thorough job to be done going forward.
- j. Trash Cans at Courts- Manager presented Board with bids for 2 trash cans at the courts. Patrick presented the Board with pricing on just lids for trash cans since he already put 2 at the courts that just need lids. After discussion, **Steve made a Motion to approve up to \$300 to Patrick so he may purchase 2 lids. Janelle seconded, Motion carried unanimously.**
- k. Violations- Enforcement-
 - Attorney Demand-
 1. **Steve made a Motion to table sending 7924 Brofield to the attorney for commercial vehicle until the Board can look at it and make an ultimate determination on whether or not it was considered a commercial vehicle per guidelines. Marcus seconded. Motion carried with one opposition from Janelle.**
 2. **Steve made a Motion to send the following addresses below to the attorney for Covenant demand. Marcus seconded, Motion passed unanimously.**

<i>7326 Colbury Ave</i>	<i>Total Yard Maintenance</i>
<i>13622 Darchance Rd</i>	<i>Mailbox - Maintenance</i>
<i>8129 Jailene Dr</i>	<i>Total Yard Maintenance</i>
<i>13244 Jervey St</i>	<i>Tree Trimming</i>
<i>7235 Londale Blvd</i>	<i>Driveway and Sidewalk - Cleaning</i>
<i>13322 Riggs Way</i>	<i>Trailer</i>
<i>13000 Vennetta Way</i>	<i>Driveway and Sidewalk - Cleaning</i>
<i>13259 Vennetta Way</i>	<i>Driveway and Sidewalk - Cleaning</i>
 - Attorney Litigation-
 1. 13628 Riggs Way- Lease Violation- DiMasi Invoice 1967-015 SLM- Manager updated Board that owner supplied new lease to attorney showing only one tenant instead of 4 as a previous lease showed. After discussion, **Patrick made a Motion to disapprove litigation for the account as she appears compliant now. Steve seconded, Motion passed unanimously.**
 2. 7628 Borfield- Repaint Exterior- DiMasi Invoice 1967-018 AP- Manager updated Board that owner is actively repainting and should be completed within a few weeks. **Patrick made a Motion to disapprove litigation as the account is complaint now. Jeff seconded, Motion passed unanimously.**
 3. 7742 Brofield- Weeds in Landscape Beds, Weeds in Driveway, Pressure wash driveway and sidewalk- DiMasi Invoice 1967-019 AP- Manager advised that owners have not complied, and property is still in disarray. **Steve made a Motion to approve litigation and CE for DiMasi in the amount of \$800. Jeff seconded, Motion passed unanimously.**
 4. 7759 Fairgrove- ARB approval, fruit tree- DiMasi Invoice 1967-022 AP- Manager updated Board that owner cut down the tree but the stump remained at time of last communication. Jeff stated he would take a look at this. **Steve made a Motion to table upon inspection by Jeff. Marcus seconded, Motion passed unanimously.**

5. 7826 Brofield- Grading Issues- DiMasi sent communication to the Board that this account failed to respond to mediation demand within the given timeframe but are requesting it now. The Board denied the request and advised the attorney to move forward with litigation since they failed to answer the mediation demand timely. ***Steve made a Motion to move to litigation. Patrick seconded. Motion carried with one opposition from Janelle.***

ADJOURN: Steve made a motion to adjourn the meeting. Janelle seconded and the Motion passed unanimously.