

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: February 25, 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 Steve @ 6:15pm

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present
Patrick Spikes- absent
Steve Mileski- present
Mike Walker-present

Janelle Shay- present
Marcus Bonds- 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 January 28, 2020 Board Meeting Minutes as submitted.

Janelle made a motion to approve the January 28, 2020 meeting minutes. Shannon seconded the motion. Motion passed unanimously.

ARROYO LANDSCAPING: Steve introduced the GM for Arroyo, Robert Benavidez who gave an update on the state of the community. Robert informed residents that there has been an abundance of leaves falling that they've been focusing on removing. The contracted annual services such as palm trimming, and crepe myrtle trimming is underway to be completed this week. Robert will be conducting nightly irrigation checks for a few evenings to check the water pressure in the evening. The community will be notified of Arroyo's presence in the overnight hours and all personnel will be identified as such via their vehicle and work-related uniforms.

PRESIDENT'S REMARKS:

- Steve commented on the discontent of some residents at the prior meeting regarding appointment of ARB members to the Board as it relates to Chapter 617 and Chapter 720 of the FL Statutes. Documentation was provided by Steve confirming that the community is governed by 720 and he feels that the HOA is not in violation of law by having ARB members also serve on the Board. He praised the ARB committee for their efforts and asked that if anyone else is interested in assuming a position on the ARB committee that want to serve in the best interest of the committee will be considered.
- Steve addressed recent conduct of Board members whether at meetings or via other means of communications, such as email. He insisted that going forward, all Board members remain professional and nothing less than such will be tolerated.
- Steve voiced his appreciation for the CAM, Heather Gambini and Leland Management and the efforts that are put into the community from them. He went on to voice his concern that management could increase fees or terminate contract with Association over recent events that are causing strain on Management. *(CAM reiterated that one point of contact per contract needs to be followed to avoid confusion and frustration on both ends)*

RESIDENT COMMENTS:

- Resident in attendance inquired about covenant enforcement as they have noticed some issues such as paint colors, etc. CAM ensured owner that covenants are being enforced but compliance isn't always met by the owner in a timely manner, unfortunately.
- Resident in attendance inquired about trash at tennis and basketball courts. Board advised owner that trash cans were placed out at the courts to try to reduce this issue.
- Resident also asked about keycard entry system to keep out non-residents at the tennis and basketball court. The Board advised that this is costly but they will revisit the idea in the future.

COMMITTEE UPDATES:

- ARB committee reviewed 10 applications and are looking into revisiting color options for exterior paint. Meeting minutes from January were provided for the Board's review.
- Janelle reported the Fun Committee has a total of 3 volunteers currently. They are looking into events and have tentative events planned for Spring Egg Hunt (April 11th), Fireworks Viewing (July 3rd), Back to School Movie at the Pool (August 7th) and MORE!
- Steve reported on decorating matters in Patrick's absence. He reported that he would like to see more things done with decorations to honor the additional Holidays throughout the year such as Valentine's Day, etc. and any international Holidays to ensure all residents can be appreciated.

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the financials.
- b. Invoices-
 - ACT #3083dep- Deposit for Basketball Court Fencing. **Janelle made a Motion to approve invoice in the amount of \$4,707.50. Marcus seconded, Motion passed unanimously.**
 - Arroyo #2019-37 (balance from #4380 not paid in full)- Manager advised Board that this invoice was from 2019 when lift station shrubs were replaced. Invoicing was incorrect causing only \$680 of the full amount of \$2040 to be paid. The balance due is \$1,360. **Steve made a Motion to approve invoice in the amount of \$1360.00. Mike seconded, Motion passed unanimously.**
- c. Collections –
 - **Steve made a Motion to approve the following accounts to be sent to attorney DiMasi for Intent to Foreclose demand: 101100940, 101103930 and 101106610. Shannon seconded, Motion passed unanimously.**

OLD BUSINESS

- a. Landscaping at Townhomes- On hold pending Pulte repairs.
- b. Townhome Monument Sign Replacement- Patrick to provide quotes for discussion; he was absent this meeting so no discussion held.
- c. Townhome Structural Repairs/Repaint- Jeff reported attorney Scott Kiernan of Becker sent 558 litigation demand letter to Pulte regarding the outstanding stucco repairs on some of the townhome units. Pulte asked the Association to provide additional support of outstanding repairs; Jeff will provide this to the attorney to share with Pulte. Jeff elaborated on the possible costs of repairs to those units. A lengthy discussion was held on moving forward and what that could look like whether Pulte agrees to make repairs or does not; this does not need to be decided on right now so no decision was made. However, **Steve made a Motion that the Association continue to pursue Pulte on behalf of the affected townhome owners. Marcus seconded, Motion passed 5-1. Shannon opposed.**
- d. Community Entrance Lighting- Steve reported that there are some issues with the lighting. Patrick is working with vendors to get bids to correct issues so everything runs properly. He also advised the Board that he would be asking Patrick for log in information so the Association has it on file.
- e. Old Pool Furniture- Resort pools (\$400) and Honel (\$325) gave bids to remove old pool furniture from Clubhouse area. Discussion was held to have management provide bid for dumpster so they could clean out the storage closets all at once.

NEW BUSINESS

- a. Violations Enforcement- **Steve made a Motion to send 7260 Londale to attorney DiMasi for exterior paint. Shannon seconded, Motion passed unanimously.**
- b. Proposal Review-

- Arroyo #3756- Venetta and Tattant blindspot- Steve advised Board that a resident was concerned that there is a safety issue due to the landscaping being abundant making it difficult to see around that corner. Steve drove the area and had no trouble seeing. Mike advised that Board ask the off-duty Deputy what his findings are on this matter. Board agreed and they will ask the Deputy before making any decisions.
 - Arroyo #3674- Declining landscaping at Londale Entrance- This was tabled so the Board can go look at area and then review options in March.
 - Arroyo #3675- Courts Landscaping- This was tabled for March discussion since Basketball court fencing is being installed.
- c. Strode Lane Front Porch- Discussion was held regarding the unapproved screen in porch at 13262 Strode Lane. A final decision was made by the Board on how to move forward on this matter. **Jeff made a Motion to have management send a letter to the current owner advising them that the screened front porch on their home was never approved and must be removed at time of sale of home in order to bring it into compliance. No further action will be taken against the current owner until such time of sale when this will be enforced to be removed. Marcus seconded, Motion passed unanimously.**
- d. Chad Wilson Update- Noise Complaints from Neighbor- Steve shared his thoughts that this is one owner that is having an issue with their neighbor and going forward, if the owner still requests the HOA's assistance, that he will be asked to provide documentation from his own legal counsel that gives information that the association is liable for assisting this owner in this matter. Until such time, no further action will be taken on this matter.
- e. Vendor Quotes- **Steve made a Motion that the Association should have all vendor quotes go through management going forward. This would include an on-site visit with all perspective contractors, the CAM and any Board members that wish to attend in order to conclude a scope of work for the CAM and vendors to bid. Shannon seconded, Motion passed unanimously.**
- f. Capital Monies- A discussion was held about the Capital Improvement money that was given to the HOA by the Developer vs the Capital Contribution money that is collected on resales. Currently, the Capital Improvement money is in operating funds and Capital Contributions is a separate account. It was proposed to combine the Capital Improvement money into the Capital Contribution fund to be used for new amenities. There was some uncertainty about what funds could be used for what specific purpose and therefore, the Board made no decision until they can do further research to confirm.
- g. Salomon Cove Alleyway Fence Repair- Jeff updated the Board that the wooden fencing that is along the alleyway is falling apart. He asked the Board to look into other options since the fence is a lot of upkeep. Shannon stated that there are other communities that just have signs instead of fences along the conservation and that she would look into this option so the fencing can be removed and will not cause a cost to the HOA to repair in the future. Steve asked Shannon to complete this research and report back at the next meeting.
- h. Tennis Court Net Strap- **Steve made a Motion to approve purchase of a net tie down strap for the court. Mike seconded and the Motion passed unanimously.**

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