

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: July 28, 2020 **Time:** 6:15 pm

Location: Virtual Meeting via AnyMeeting

MINUTES

CALL TO ORDER: Meeting called to order by Steve @ 6:20pm

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present

Patrick Spikes- present

Steve Mileski- present

Mike Walker-present

Janelle Shay- absent

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 June 23, 2020 Board Meeting Minutes as submitted.

Marcus made a motion to approve the June 23, 2020 meeting minutes.

Shannon seconded the motion. Motion passed unanimously.

VENDOR Q&A: ALDEN- Access System at Courts- Casey Key from Alden was present via phone to take questions from Board members regarding their proposal for the access system at the courts. Steve requested that the proposal be updated to include low voltage surge protector at no additional charge. Casey will amend and send out updated proposal. Marcus inquired about system integration to ensure that the current cards will integrate into the access cards without needing new cards for residents; Casey confirmed all cards would service all amenities. Patrick inquired about maglocks being on only 2 gates rather than 4 and put push bars for exit on the other 2. Casey did not recommend that given the set up at the courts and stated that the proposal would need to be re-worked to do that. Board will further discuss. Casey will also include permitting in the proposal, if needed for no additional charge.

PRESIDENT'S REMARKS:

- Steve thanked Patrick for reaching out for volunteers for the upcoming Holidays for décor installation. He advised that he will be typing up a form to give to the volunteers so they understand their limitations for insurance purposes. Patrick reported that 2 new volunteers have come forward.
- Steve asked the Board for a date to meet onsite for lighting programming at Derexa. Board set date for Wednesday at 8pm.
- PO #s and Line items for payments- Steve reported that the Board will need to issue a PO# as well as line item that the proposal will be paid from going forward.
- Steve reported that he formed a sub-committee under powers allowed by the Documents. The committee is responsible for polling residents regarding addition of new amenities. He also advised that he researched the monies earmarked for new amenities vs working capital to confirm that the money from developers were to be only for addition of new amenities. He inquired with the Developers to get more information and has not heard back. A lengthy discussion was held and Steve asked that if anyone can provide additional information showing that the money given from developer can only be used for new amenities, to please furnish that so that this information can be confirmed and the Board can make decisions based on what the funds were truly meant for.

RESIDENT COMMENTS:

- Mr. LaRosa from Overstreet called in to speak on the lighting on the island and his thoughts on the project and what the Board could have improved upon with the project.
- Mr. Wilson 7718 Brofield called to get an update on his neighbor situation. Shannon provided that she has been working on doing some research regarding this matter, and what the disruption truly encompasses to understand how to move forward. After lengthy discussion was held. Steve advised the owner that the Board would have to do further research on this matter.

COMMITTEE UPDATES:

- ARB Committee: Marcus reported on the ARB meeting that was held tonight.
- Decoration Committee: Patrick reported he put a call out for volunteers, and he is working on Holiday decoration ideas.
- Fun Committee: Committee is trying to organize some virtual events.
- Amenities Committee: Katrina provided a PowerPoint to the Board, which summarizes their findings regarding new amenities. The results will be posted on the website.

FINANCIALS/COLLECTIONS:

- a. Financials- Management received an opinion from Legal Counsel, which was provided to the Board regarding these balances. After discussion, **Steve made a Motion to waive amounts on accounts that total \$3.00 or less at the end of a 12-month period on the aging report. Shannon seconded; Motion passed 4-2. Patrick & Jeff opposed.**
- b. Invoices-
 - Resort Pools Invoice #11804 \$1,850.00- **Shannon made a Motion to approve invoice, Marcus seconded, and the Motion passed unanimously. To be paid from GL 7010 with PO#070620**
- c. Collections –
 - Foreclosure Actions- Account #101101792 **Marcus made a Motion to move forward with collections action on this account, Patrick seconded, and Motion passed unanimously.**

OLD BUSINESS

- a. Landscaping at Townhomes- On hold pending townhome repainting.
- b. Townhome Repaint- Management has on-site bid site visit set up for August 4th. After bids are received, they will be given to the Board for review. The contractors will also look at bidding the townhome monument repairs at the same time.

NEW BUSINESS

- a. Violations Enforcement- 7 accounts for attorney covenant enforcement demand: **Marcus made a Motion to send the files below to the attorney for demand, Shannon seconded; Motion passed 5-1. Mike opposed.**
 - 13241 Vennetta Way - Trailer
 - 13206 Charfield St- Trash Storage
 - 7971 Brofield Ave- ARC Tree Trimming
 - 7752 Moser Ave- ARC Unapproved Pool
 - 13403 Riggs Way- Pressure Washing
 - 7331 Colbury Ave- Trash Storage
 - 13253 Vennetta Way- Trash Storage
- b. Proposal Review-
 - Alden- Utility Boxes #171475- Patrick offered to volunteer to look at these and put new lids on each. After discussion, **Steve made a Motion to approve Alden proposal in the amount of \$813.00, Shannon seconded, and the Motion passed 4-2. Jeff & Patrick opposed. PO# 072820 GL 8325.** Board requested that Alden amend the proposal to state Townhomes and complete boxes, not just lids. Manager will let Board know when vendor schedules this project.
 - Arroyo- Landscaping Proposals
 - a. Proposal #3943- After discussion, Steve offered to go look at this area on Brofield before moving forward.
 - b. Proposal #4038- After discussion, it was decided that Steve would meet with Arroyo to confirm billing for Townhomes vs single family homes before quote is approved.

- c. Proposal #4039- After discussion, it was decided that Steve would meet with Arroyo to confirm billing for Townhomes vs single family homes before quote is approved.
- ACE Surfaces- Tennis Court Repairs- A discussion was held on responsibility of repair costs for failure of court surface due to underlying utilities. Patrick mentioned that he was onsite daily for this project as the project manager and did not notice the broken head on the sprinkler. Board asked Manager to contact vendors and owners of each company for a mediation with the Board.
- c. Amenities- Presentation was given earlier in the meeting on the survey that was put out to the community May 2020. Patrick reported that he felt that the survey was done poorly and that the results were closely aligned to prior surveys of the community. The Board will take the survey into consideration when looking into future amenities.
- d. Trail Maintenance Responsibility- Board agrees that the County maintains the bike trail and the HOA should not budget for that. After discussion, Board will research what those monies may need to be used for whether tennis court repairs, etc. since that fund was a Board established reserve and does not need a membership vote to be used for something else.

ADJOURN: Patrick made a motion to adjourn the meeting at 10:03pm. Marcus seconded, and the Motion passed unanimously.