

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: August 25, 2020 **Time:** 6:15 pm

Location: Virtual Meeting via AnyMeeting

MINUTES

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

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present

Patrick Spikes- present

Steve Mileski- present

Mike Walker-present

Janelle Shay- absent due to medical emergency

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 July 28, 2020 Board Meeting Minutes as submitted.

Marcus made a motion to approve the July 28, 2020 meeting minutes.

Shannon seconded the motion. Motion passed unanimously.

PRESIDENT'S REMARKS:

- Steve reported that former Board President Jeff Tepper, who is no longer a resident of Lake Sawyer South, has attempted to contact Steve multiple times and Steve does not intend on entertaining his calls since he is no longer a resident. Mr. Tepper has been posting Lake Sawyer matters on Next Door which appear to be inaccurate & misleading to townhome residents. This has resulted in emails to the Board and management that have been argumentative in nature. Steve ensured that the current Board is working very hard to improve townhomes and do the right thing for owners. Steve asked Mrs. Walton who was in attendance via phone and is administrator to Next Door, whether she could remove him from Lake Sawyer Next Door or not. Mrs. Walton advised that she does not have authority to do so; it would have to be a reported violation to Next Door.

RESIDENT COMMENTS:

- Resident on Jailene called to inquire about who is performing the sidewalk repairs and responsible for trip hazards. Board advised owner that Orange County is maintaining the sidewalk hazards.
- Resident on Overstreet called to inform the Board that there is a black mustang speeding through the community on a regular basis and offered to email management information on the vehicle so the HOA can pass it on to deputy that patrols the community.
- 7718 Brofield called in to inform Board that he has had several residents come to him regarding the same matter he is dealing with a nuisance from his neighbor regarding noise levels and he wanted the Board to know that other residents do not know where to go for help on this. Board advised owner that they are discussing nuisances during the meeting tonight.
- Resident on Anselmo called in to inform the Board that his gutters are clogged underground and believes the Association would be responsible for this matter. He also reported that he feels the Association is not addressing concerns and is allowing the landscaping to decline at the townhomes. He feels that his concerns are not being addressed quickly as a matter he brought forth regarding open ground boxes are still not fixed. Board advised owner that gutters are owner responsibility and that the boxes are being addressed; vendor is just waiting on materials to be delivered which has been delayed due to Covid. Board also informed owner that the landscaping is waiting on the painting of the townhomes so new landscaping is not damaged by the painters.
- Resident on Moser called in to request that the Board seek more accessible platform for the virtual meetings such as zoom. He also added that the manager has been very responsive to his inquiries and he is appreciative of such. Lastly, he has concerns for declining fencing and landscaping and brought up prior painting issues. The Board informed the owner in detail about the efforts going on with the townhomes and the hold ups but assured him they are seeking improvements.

GARAGE SALE

Mrs. Walton provided an update to her survey that was sent out via eblast and on Next Door regarding holding a garage sale during Covid. Out of the 33 responses she got, 28 were in favor. After discussion, **Steve made a Motion to suspend garage sales until 2021, seconded by Marcus. Shannon yay. Patrick Nay. Jeff Nay. Mike Nay. Motion dies as it was tied 3-3.** Board tabled this for discussion in Sept since it was deadlocked.

COMMITTEE UPDATES:

- ARB Committee: Shannon reported on the ARB meeting that was held tonight.
- Decoration Committee: Patrick reported he is working to plan Labor Day decorations and hopes that the Board approves a bid for electrical repairs at the islands, so the lighting is fully functional. He also stated he has some volunteers to assist. Steve advised that he would work on a liability agreement for the volunteers so they know what they can and can't do as a volunteer.
- Fun Committee: Janelle was absent, so no report given.
- Cameras at Pool: Steve reported that there was an incident at the pool and when they reviewed the cameras, they noticed that they need repositioning. He asked Marcus and Patrick to work with the vendor on the cameras to reposition them, so they see a majority of the area.

FINANCIALS/COLLECTIONS:

- a. Financials-
 - Overview: CAM reported that budget is favorable YTD.
 - CD Renewal: After discussing, the Board asked manager to inquire with accounting manager if they can put it into a 6-month CD.
- b. Invoices-
 - Insurance Renewal Invoices **Patrick made a Motion to approve the Insurance renewal invoices from the Hilb Group in the amounts of \$17,124.08 & \$3,123.00, Shannon seconded; Motion passed unanimously.**
 - Reserve Study **Steve made a Motion to approve Invoice #1973877F-100533 from Reserve Advisors in the amount of \$2,725.00, Marcus seconded; Motion passed unanimously.**
- c. Collections –
 - No actions to be approved by the Board at this time. Manager gave an update from legal counsel that HOA foreclosures can move forward unless Covid-related hardship.

OLD BUSINESS

- a. Landscaping at Townhomes- On hold pending townhome repainting.
- b. Townhome Repaint- Manager has only received 1 bid back. Once all bids are received, they will be provided to the Board for review.
- c. Tennis Court Repairs- A lengthy discussion was held regarding responsibility of the repairs and the quote provided by ACE to repair the issues. After discussion, Board directed management to invite other vendors to an on-site meeting to give bids for repairs so those can be considered for the Association to make the repairs.
- d. Amenities- To be discussed at the Sept meeting.

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, Steve seconded; Motion passed unanimously.**
 - 13828 Darchance – Total Yard Maintenance
 - 7742 Brofield- Trim Shrubs and Hedges
- b. Proposal Review-
 - Arroyo Quotes # 4038 & #4039- After discussion, **Shannon made a Motion to approve both quotes from Arroyo: Quote #4028 for general areas to be paid from GL 6550 using PO#082520 and Quote 4039 for townhomes to be paid from GL 8345 using**

PO#082520, seconded by Patrick; Motion passed unanimously.

- **Court Access Quote-Alden #171160- Steve made a Motion to approve Alden's quote in the amount of \$11,002.53 using PO#082520 to be paid from GL 3110 & to be done after the courts have been repaired, Patrick seconded; Motion passed unanimously.**
 - **Master Electrical Quote- Patrick made a Motion to approve quotes from Master Electrical for island lighting repairs not to exceed \$2,195.00 using PO#082520 paid from GL 7320, Marcus seconded; Motion passed unanimously.**
- c. Landscaping/Flowers- Steve reported that Shannon expressed an interest in working with Arroyo on landscaping/flower options for the community to present to the Board. Board agreed to allow Shannon to be liaison for this project. Steve will set up introductions with Shannon and Arroyo to work together on this.
- d. Annual Meeting Discussion- tabled for further discussion in Sept. This may need a legal opinion so the Board knows their options since meeting in person due to Covid is not an option at this time.
- e. Split Rail Fence Tree Overgrowth- Steve will share photos with the Board. Residents have inquired about the Association trimming back overgrown trees. Fences are also getting damaged. Tabled for discussion Sept.
- f. Preference for Products made in the USA- Patrick recommended that Association try to use USA made products as much as possible. No pushback from Board members. Steve asked Manager to ask vendors to try to source USA made products first. Board is aware this may raise costs. **Patrick made a Motion to use USA made products as much as possible, making sense financially, Jeff seconded; Motion carried 5-0.**
- g. Fining Committee- **Steve made a Motion to disband the fining committee due to no need since attorney is handling violation enforcement, seconded by Shannon; Motion passed unanimously.**
- h. Salomon Cove Alleyway Fence- Manager advised that she needs some type of scope to know what type of vendors to invite for an on-site meeting. Patrick advised that new fencing is needed around Salomon Cove alleyway since it is not holding up well & also, so cars do not park in that area. Manager will schedule an on-site meeting with vendors to look at degrading fencing in the alleyway down to Jailene and across from mail kiosk in towns. Manager will advise vendors in advance that this is conservation area and they should look into EPA guidelines to have that information for the Board at the meeting.
- i. Legal Meeting w DiMasi- adding nuisance guidelines to Docs- After discussion, **Steve made a Motion to schedule a legal call not to exceed 1 hour to discuss adding nuisance matters to Docs, seconded by Marcus; Motion carried 5-0.**
- j. Roof Repair- 7733 Jailene- Jeff stated that this unit had a fire which possibly caused damage. The Reserve study provided for 7 additional years for useful life of the roofs. After discussion, the Board feels that this will be homeowner responsibility.
- k. Reserve Study- Patrick asked if the Board should have a workshop to review the new Reserve Study. Steve advised Board to give input via email and they would review further.

ADJOURN: Steve made a motion to adjourn the meeting at 9:43p. Marcus seconded, and the Motion passed unanimously.