

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: September 22, 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- 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 August 25, 2020 Board Meeting Minutes as submitted.

Shannon made a motion to approve the August 25, 2020 meeting minutes. Marcus seconded the motion. Motion passed 5-0. Patrick abstained as he did not review the minutes. Janelle abstained as she was not present at that meeting.

PRESIDENT'S REMARKS:

- Steve reported that the Annual Meeting will be held in October at the pool area so the pool will close early on the date of the meeting for preparation.
- Steve also reported that Arroyo is currently trimming back landscaping from the conservation area fencing.
- GARAGE SALE- Tatiana Walton gave an update on her garage sale polling. After discussion, ***Patrick made a Motion not to hold a garage sale at this time. Janelle seconded and the Motion carried unanimously.***

RESIDENT COMMENTS:

- 7718 Brofield- Resident called inquiring about nuisances ongoing in the community. Steve advised resident that the Board is working on nuisance enforcement options and there will be further discussion later in the meeting.
- 8116 Jailene- Resident commended Board for their hard work and visibility in the community. He had concerns about the conservation landscaping overgrowing behind his home.

COMMITTEE UPDATES:

- Holiday: Lighting project on island was completed so Patrick invited Board members to join him in programming the lighting.
- ARB Committee: 10 apps, 5 approved, 2 approved with conditions, 3 denied. Committee will send updated guidelines for review to the Board.
- Fun Committee: Janelle reported on the upcoming Halloween Decoration Contest and Turkey Trot 5k. More information will be in the upcoming newsletters.

FINANCIALS/COLLECTIONS:

- a. Financials-
 - Overview: CAM reported that budget is favorable YTD.
 - CD Renewal: The CD discussed at last month's meeting that was up for renewal automatically renewed for an 18-month period.
- b. Invoices-
 - None for Board approval at this time.
- c. Collections –
 - No actions to be approved by the Board at this time.

OLD BUSINESS

- a. Landscaping at Townhomes- On hold pending townhome repainting.
- b. Flag Poles- A discussion was held on flagpole installation bids that were received. No decision was made. Patrick will work with Shannon to get a list of questions answered by the vendors for further discussion. The Board also discussed having 2 flags flying, the American flag and then a branch of military service which could be rotated out to honor those that have served.
- c. Townhome Repaint- Steve asked the Board to review the bids in depth for discussion at future meeting. Board asked manager to clarify that vendors are not including painting garage doors. Patrick raised concerns about painting over stucco defects and liability it could pose. Manager advised that all vendors agreed that they would document the process whether they would paint over defective stucco and warranty, paint over defective stucco and not warranty, or if they would not paint over defective stucco. Units would be identified in a report to be provided to the Association after the painting is completed. After lengthy discussion, manager asked the Board to make a final decision on whether or not they want to paint over stucco defects as this project continues to be pushed back due to no decisions on how to move forward. Steve also added that pushing back the painting will also push back the landscaping project which is important for the improvement of the Townhome area. Patrick also had concerns about budget numbers and financial position for this project. ***Marcus made a Motion to move forward with the paint project as proposed painting all of the townhomes. Shannon seconded and the Motion passed 5-2. Patrick & Jeff not in favor.*** Bids will be discussed for approval at another meeting so in-depth review can be done of each proposal.
- d. Tennis Court Repairs- Marcus reported that the vendors that met on site proposed pulling up the surface and taking core samples to look at what the issue is under the courts. Not all bids have been received yet for review. Patrick elaborated on the scope of initial review. Patrick also brought up possibly pursuing ACE for improper installation. Steve shared his concerns with that due to legal costs. ***Steve made a Motion to approve an amount not to exceed \$5,500 for initial investigation by a vendor chosen by Patrick and Marcus. Patrick seconded and the Motion carried unanimously.***
- e. Nuisance Policy- After discussion, ***Steve made a Motion to proceed with Notice to membership so the Board can adopt the Policy at the October 2020 meeting. Shannon seconded and the Motion carried 4-3. Janelle, Mike and Patrick opposed.***
- f. Amenities- There was a lengthy discussion held on adding new amenities in the community. No definitive decisions made on moving forward with plans as this was a contested topic. Will be discussed again in January.

(MIKE LEFT MEETING)

NEW BUSINESS

- a. Violations Enforcement- 2 accounts for attorney covenant enforcement demand: ***Steve made a Motion to send the files below to the attorney for demand, Marcus seconded; Motion passed unanimously.***

7549 Colbury Ave
7724 Brofield Ave

Driveway - Pressure Wash
Driveway and Sidewalk - Cleaning

- b. Proposal Review-
 - Townhome Painting Proposals- Not reviewed or decided on. (see townhome paint agenda item above)
 - Surveillance Plus Camera Proposals- Tabled for further discussion at a later time.

- Flag Pole Proposals- No decision made. (see flagpole agenda item above)
 - Rustic Pavers Townhome Walkway Proposal- The Board discussed a paver issue on Jailene which appears to have been caused by tree roots. The tree belongs to the HOA so they discussed HOA vs owner responsibility of townhome pavers for instances where HOA landscaping causes the damage to the pavers. Manager advised that the attorney provided that if a walkway feeds a single unit, the owner is responsible for the pavers, regardless of what caused it. After discussions, Board directed Manager that pavers will be owner responsibility regardless of cause but that the HOA would look into removing roots or trees that cause the issues.
- c. Annual Meeting Discussion- Discussed in President Remarks. Annual Meeting will be held at the Pool on Oct 27th following the Board meeting. Social distancing will be in place.
 - d. Split Rail Fence Tree Overgrowth- Discussed in President Remarks. Arroyo is cutting back landscaping overgrowth along conservation area fencing.
 - e. Flowers- Steve reported that Shannon is working with Arroyo to present flower proposals to the Board.
 - f. Conservation Fencing- Fencing is deteriorating. Vendors are scheduled for an on-site meeting next week with the Board to discuss options to replace fencing. Patrick researched some options and presented a report of his findings.
 - g. Ponds- Pond Maintenance bids were provided to the Board from Lake Doctors (current vendor) and Lake & Wetland Management. ***Steve made a Motion to engage Lake & Wetland Management for 2021 for pond maintenance. Patrick seconded and the Motion carried unanimously.*** Manager will notify Lake Doctors of contract term on Dec 31st , 2020. Lake & Wetland contract to be for term of Jan 1, 2021- Dec 31, 2021.
 - h. Pressure Washing at Pool area- Manager confirmed that Honel will be pressure washing the tot lot and canopies at the pool area end of week. They will also clean out the gutters on the bathhouse. Pool will be closed during this time.

ADJOURN: Steve made a motion to adjourn the meeting at 10:30p. Marcus seconded, and the Motion passed unanimously.