

## **Lake Sawyer South Community Association- Board of Directors Meeting**

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

**Date:** January 26, 2021 **Time:** 6:15 pm

**Location:** Virtual Meeting via AnyMeeting

### **MINUTES**

**CALL TO ORDER:** Meeting called to order by Steve @ 6:19pm

### **ESTABLISHMENT OF BOARD QUORUM:**

Shannon Boe- present

Patrick Spikes- present

Steve Mileski- present

Mike Walker-absent

Janelle Shay- resigned today

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](http://www.lakesawyersouth.com)

**APPROVE MEETING MINUTES:** To approve the November 18, 2020 & December 2, 2021 Board Meeting Minutes as submitted.

***Steve made a motion to approve the November 18, 2020 & December 2, 2020 meeting minutes. Jeff seconded the motion. Motion passed 5-0.***

### **PRESIDENT'S REMARKS:**

- Steve read the resignation letter from Janelle Shay. After reading, ***Steve made a Motion to accept Janelle's resignation. Jeff seconded the Motion. Motion passed 5-0.*** Jeff gave his thanks to Janelle and asked that the Board continue to allow Janelle to produce the newsletters as she indicated she would be happy to do. Shannon & Steve agreed.
- With Janelle vacating the Vice President position, ***Steve made a Motion to move Marcus to position of Vice President. Jeff seconded the Motion. Motion passed 5-0.***

### **RESIDENT COMMENTS:**

- 7718 Brofield- Resident gave thanks to the Board for the display of flags in front of the community. He also inquired about nuisances ongoing in the community. Steve advised resident that they would speak offline with resident about the matter. Resident requested that it be prior to the next monthly meeting so it can be addressed. Board will need to reach out to resident to set up a meeting.

### **COMMITTEE UPDATES:**

- Fun Committee: Janelle resigned from chairperson leaving the position open. Steve asked Shannon to assist in finding a chairperson as she assisted the fun committee with some events. Shannon will work with Janelle to contact the current members to see if someone will take on the Chairperson position.
- ARB: Shannon reported that 10 applications were reviewed tonight. 2 were denied, 2 were approved with conditions, others were approved. Shannon reported that the committee agreed to have a more proactive role in monitoring the requests to ensure that the residents are properly making their modifications per approvals. The committee is working with Sherwin Williams to finalize paint options.
- Holiday Décor: Steve noted that the decorations looked awesome. Steve inquired about the deer that were not illuminated. Steve also asked that any waivers that were signed for volunteers are given to management. He also voiced his concern about seeing a volunteer on a tall ladder which is not allowed. Steve inquired about having signs placed in lawns of persons that win decorating contests. Patrick reported that he got a lot of kudos from residents as well as other communities. He also reported that he received a lot of compliments on the flags from residents and other communities. Patrick presented an idea to have each entrance decorated as a contest within the neighborhood but would need volunteers for that. Patrick reported that there was an issue with the deer tripping the GFCIs. He is working on a solution to use LEDs to light them up instead. New garland will be needed for Christmas as well as some red, white and blue décor that is faded. He will work on replacing those items. Steve suggested finding solar powered lights that can light up the deer in lieu of needing power. Chad Wilson volunteered to assist with décor.

- Garage Sale: Tatiana reported that some of the Board members suggested waiting until February. She was thinking about surveying the community for participation. This will be further discussed at the February meeting to have a spring garage sale in mid-late March.

### **FINANCIALS/COLLECTIONS:**

- a. Financials-
  - Manager gave a report on the financials. Steve also reported that the monies that were approved to move over has been.
- b. Invoices-
  - None for Board approval at this time.
- c. Collections –
  - Alliance LFC Invoice #100- **Patrick made a Motion to approve LFC on file 7260 Londale. Jeff seconded. Motion carried 5-0.**

### **OLD BUSINESS**

- a. Landscaping & Painting at Townhomes- Shannon reported that Arroyo has started removing landscaping. Munyan will start next week. She has had to knock on doors to ask residents to move vehicles. Jeff inquired that he noticed that Arroyo is leaving sod next to the sidewalks that is dead. Shannon stated that Arroyo is leaving some sod remain while they continue with the project so water does not run off onto the sidewalks. Jeff also inquired about some plants that were removed and the intention for them. Shannon reported that she would be going through the removed landscaping to replant some of it in other areas of the community. Jeff shared a thought that some could be used on the end of townhomes to make them more attractive. Shannon will look into it.
- b. Tennis & Basketball Court- Marcus reported that the Board is actively working on a solution to repair the courts and move forward. Legal counsel has been involved in the process. Patrick reported that the attorney advised that the engineer be engaged to provide a cause of failure and plan of action to move forward for repairs. Steve asked that the Board cease further discussion until a closed meeting can be held, which is scheduled for Tuesday, Feb 2pm at 6:15p as there could be pending lawsuit on this matter.
- c. Fencing at Townhomes- Board was provided proposals to add fencing to the Soloman cove alleyway to prevent vessels from parking on the grass area. Steve also informed the Board that he asked Arroyo to quote an option to use large stones in lieu of the fencing in that area. Steve asked management to look into vendor that provided stones to them in the past to provide a cost as well. Once this is provided, the Board can make a decision on this project.
- d. Annuals from Arroyo- Shannon will be meeting with Arroyo to ensure that they are placing the selections correctly.

### **NEW BUSINESS**

- a. Violations Enforcement- 1 accounts for attorney covenant enforcement demand: **Steve made a Motion to send the file below to the attorney for demand, Patrick seconded; Motion passed 5-0. 7715 Fairgrove- gutters/soffit repairs**
- b. Proposal Review-
  - Men's Pool Restroom Door-Alden Proposal #172226- **Steve made a Motion to approve Alden's proposal in the amount of \$1,850.00 to replace the door. Patrick seconded. Motion passed 5-0.** Steve will advise what GL to pay from and advise management.
  - Arroyo Proposal- #4214- **Steve made a Motion to approve proposal in the amount of \$660.00. Patrick seconded. Motion passed 5-0.** Steve will advise what GL to pay from and advise management.
  - Arroyo Proposal- #4241- Patrick inquired on whether these oaks that are proposed to be trimmed belong to the County. He requested that a decision be held off on this until the Board can confirm whether or

- not this is County responsibility. Management will reach out to the County to inquire.
- Arroyo Proposal #4217- Patrick inquired on Arroyo including trimming of these in the new contracts. Upon review of the contract, it appears Arroyo included 20 palms. Shannon asked to have Arroyo confirm which trees those are to ensure that what was proposed is supposed to be taken care of within the contract. Steve will inquire with Arroyo before further decision made on this proposal.
- c. Online Meeting Platform- Steve informed the Board that the anymeeting.com trial has ended. Therefore, the Board needs to consider a subscription for \$12.99 per month which can be used for both the ARB and Board for virtual meetings. **Steve made a Motion to proceed with subscription. Marcus seconded. Motion passed 5-0.**
- d. Pool Construction at 7208 Tattant- Owners are putting in a pool and have requested to use the common area for their vendor to access their back yard. Patrick reported that the area in question belongs to the County and does not feel the HOA can tell the owner they have approval. **After discussion, Shannon made a Motion to allow owner to use new access way as proposed and require a \$1,000 deposit for any damages. Marcus seconded. Motion passed 4-1. Patrick opposed.**

**ADJOURN: Steve made a motion to adjourn the meeting at 8:30p. Marcus seconded, and the Motion passed unanimously.**