

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: March 23, 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- present

John Tramell- 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 February 23, 2021 Board Meeting Minutes as submitted.

Shannon made a motion to approve the February 23, 2021 meeting minutes.

Jeff seconded the motion. Motion passed 6-0.

PRESIDENT'S REMARKS:

- Steve reported that this has been a very busy project month. He thanked the Board members heading the projects for their hard work.
- Steve reported that the boulders that will be installed on Salomons Cove are at the facility and they will be scheduled to be installed along the alley way grass in a few weeks. He will keep the Board updated. Shannon will work on getting no parking signs so there are no vehicles that interfere with the installation.
- Steve reported that he will be sending an email to the Board with dates as the Board needs to hold a closed Board meeting due to possible pending legal actions.
- Lastly, he reported that there was some criminal activity in the community recently. Cars were broken into and he asked that everyone remain diligent. The police will ramp up patrols for now within the community.

RESIDENT COMMENTS:

- None.

COMMITTEE UPDATES & GARAGE SALE:

- Holiday- Patrick gave an update that he changed colors of lighting for St. Patrick's Day to green and that he met with the electrician to get some lights working that were out. There are still a few to be fixed under warranty. He is working on Christmas designs as well.
- Garage Sale- Tatiana reported that garage sale sign-ups have started. She has 15 signed up to date. The deadline is April 4th so she can finalize everything.
- ARB- Shannon reported that the ARB committee reviewed 21 applications tonight at their meeting. 13 were approved, 5 were approved with conditions and 3 were denied.

FINANCIALS/COLLECTIONS:

a. Financials-

- Manager gave a report on the financials.

b. Invoices-

- DiMasi 1967-041 CSB CE @ 7971 Brofield for ARB application not filed for tree removal. ***Steve made a Motion to approve invoice in the amount of \$800. Shannon seconded the Motion. Motion passed 6-0.***

- DiMasi 1967-036 CSB CE @ 7424 Tattant for lawn violation.
Shannon made a Motion to approve invoice in the amount of \$800. Jeff seconded the Motion. Motion passed 6-0.

- c. Collections –
- None.

OLD BUSINESS

- a. Townhome Projects Update- Shannon reported that painting project being done by Munyan is moving along. She also reported that Massey will need to reset the termite traps after the new landscaping is installed by Arroyo. Jeff inquired about palms being removed that had nothing wrong with them. Shannon informed Jeff that the cost of replanting them along with a small survival rate wasn't worth it. As a side note: townhome owners will not be allowed to install their own landscaping. If they do, a violation letter will be sent. Marcus suggested that owners repair their french drains while the landscaping is removed.
- b. Flag Pole Update- Shannon reported that she has not finalized this but will work on this in the near future as she has been busy managing the townhome projects.
- c. Courts Update- Patrick reported that the surface of the courts were removed. They found that most of the issues were not due to water, but rather due to poor work on the asphalt and filler to make the court level. The amount of asphalt put down did not meet the specs either. Further discussion to be held at closed Board meeting. Marcus reported that Surveillance Plus met onsite to look at the courts now they are torn up in order to go over where conduit should be put under surface for the cameras to be installed. Once a date is set for resurfacing of courts, Manager will be notified so Alden can order the parts for the access system to be installed at the courts. Patrick suggested that the HOA hold a "grand opening" once the courts are finalized in July. Committee is awaiting proposals for the re-installation of the courts. The process to lay asphalt and the surfaces should take 4-6 weeks.
- d. Monument & Pergolas- After discussion, Shannon will set up a meeting with Munyan and Patrick to review the monument at the Towns. Manager will reach out to Mike at Honel to meet on-site to look at the pergolas to be refurbished as they did it initially.

NEW BUSINESS

- a. Violations Enforcement- 3 accounts for attorney covenant enforcement demand-
Shannon made a Motion to send the files listed below to the attorney for demand, Marcus seconded; Motion passed 6-0. (13622 Darchance Total Yard Maintenance, 13828 Darchance Mulch Flowerbeds, 12838 Woodmere Close Pressure Washing Sidewalk & Driveway)
- b. Proposal Review-
- None.
- c. Butterfly Garden- Shannon reported that she would like to install plants in front of the tot lot area that would be butterfly friendly in order to create a butterfly garden for the community to enjoy.

RESIDENT INQUIRY REF: WAIVER- New Owner on Strode lane was assessed late fees due to nonpayment of dues and asked for a waiver. Owner advised board he was under the impression that dues were part of his mortgage. Leland advised Board that owner had called management company but was told per Policy, the HOA does not waive any fees. Board also stated same to owner. No waiver given.

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