

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

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

**Date:** April 27, 2021 **Time:** 6:15 pm

**Location:** Virtual Meeting via AnyMeeting

**MINUTES**

**CALL TO ORDER:** Meeting called to order by Steve @ 6:17pm

**ESTABLISHMENT OF BOARD QUORUM:**

Shannon Boe- present

John Tramell- absent

Patrick Spikes- present

Marcus Bonds- present

Steve Mileski- present

Jeffrey Gavrich- present

Mike Walker- 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 March 23, 2021 Board Meeting Minutes as submitted.

***Shannon made a motion to approve the March 23, 2021 meeting minutes. Marcus seconded the motion. Motion passed 6-0.***

**PRESIDENT'S REMARKS:**

- Steve thanked the Board Project Managers for their undertakings of the current projects: Shannon – Townhomes & Marcus/Patrick- Courts
- Steve invited Board members to provide some additional items to include into the newsletter.
- Steve reported that there has been an increase with running stop signs and not adhering to speed limits. Steve alerted the Deputy that patrols the community so he can enforce these issues. He also spoke to a special projects master sergeant. They have upped patrols through the community. Steve is trying to put together a townhall for residents who have concerns so they can address the deputies.

**RESIDENT COMMENTS:**

- 13634 Darchance Rd- Resident called in about her ARB application. She was not able to make the ARB meeting this evening. Steve advised resident that she can inquire with management.
- 13541 Darchance Rd- Resident called in to ask the Board to consider having the tennis court lined for pickleball. Patrick reported that this would not be an option for the tennis courts due to conflict of players but that they are looking to put into a separate pickleball court in the future.
- 7706 Fairgrove Ave- Resident inquired about status of gutter on the side of her home that was damaged by Arroyo. Shannon will follow-up with the resident.
- 7744 Moser Ave- Resident inquired about vandalism and stop sign running. He asked what is being done about violations against HOA rules specifically items like kids toys & bikes being left on porches. Resident feels townhomes are being cast aside. Steve informed resident this is not the case.
- 7418 Tattant- Resident inquired about forming a committee to address concerns within the community. Steve reported that he and Marcus met with some residents after a reckless driving incident and those residents were interested in forming a committee. Marcus added that he would be happy to speak to resident outside of the meeting. Management recommended that the Board not adopt a formal committee under neighborhood watch or safety committee under the HOA umbrella due to liability. Resident noted that it would not be a neighborhood watch type situation but more of a volunteer committee to make recommendations to the Board after talking with the County on ways to improve safety concerns within the community.
- 7732 Moser- Resident inquired about the townhome project regarding paint and landscaping. He doesn't understand why the garages were painted last year and now not included and does not match the unit being painted currently. He wants to know why residents were not given an option. Resident also inquired about reporting irrigation issues easily. Steve reported the Arroyo will be presenting a system to the community in the future where residents can report matters directly. Steve also reported on the paint

project that residents were invited to attend a meeting to ask questions on the project but not everyone attended. Shannon reported that irrigation will not be finalized until the landscaping is replaced.

#### **COMMITTEE UPDATES & GARAGE SALE:**

- Garage Sale- Tatiana reported that the garage sale was a success.
- Holiday- Patrick reported there are 2 lights that failed. He is working on getting them warranted but no update yet.
- ARB- Shannon reported that there were 23 applications, 4 denied.

#### **FINANCIALS/COLLECTIONS:**

- a. Financials- Manager gave a report on the financials.
- b. Invoices-None
- c. Collections – None

#### **OLD BUSINESS**

- a. Townhome Projects Update- Shannon reported Salomon & Moser were completed for paint. 2 more buildings are moving along currently. Landscaping is being done behind the painting project.
- b. Boulder Install in Alleyway- Steve reported that they are waiting until residents can park in front of the buildings to put in the boulders on Salomon Cove. Steve will work with Shannon to get no parking signs to put in the alleyway prior to the install.
- c. Flag Pole Update- Shannon reported R&L is ready to present project to the County for permitting so the project can move forward.
- d. Courts Update- Patrick reported asphalt was laid Friday. A 3-week curing time is required prior to apply surface paint. He also reported that there is evidence of poor workmanship due to presence of an abundance of patch material laid. Ace's claim of voids due to irrigation issues seems to be invalid. Legal counsel is working with the Board for possible recourse. Net and fencing screen is waiting to be installed after courts are done. Manager informed Alden to order equipment for maglocks to be installed.

#### **NEW BUSINESS**

- a. Violations Enforcement- None
- b. Proposal Review-
  - T/H Monuments- Proposals were given to the Board to review from Alden, Munyan and RL James. Tabled for next month for further review.
  - Fountain Repair- Steve reported that there are a few proposals from Lake & Wetland on the fountain for options. as well. ***Steve made a Motion that the HOA not engage the Lake Doctors for future business. Seconded by Patrick, all in favor. Motion passed unanimously.*** (Due to lack of service provided and money spent. Also, they were not willing to assist the HOA in pushing through a warranty through their distributor since they are no longer the vendor for the community). The pump and motor are bad and out of warranty. The HOA can either replace those on their current system or go with a new 5HP option that would suit the pond. Steve will call LWM to ask some questions before a decision is made.
  - Cameras- Patrick reported that he called Spectrum to ask about getting internet to the pool area so they could tie into the DVR so they can be accessed remotely instead of standing in a room for hours trying to go through footage when there are incidents. Patrick reported there was a bike stolen from the pool area when a resident was using the pool. Shannon inquired about placing a bike rack near the pool gate to secure gates. Patrick with set up a meeting with Honel for this and the pergolas.
  - Cleanout of Clubhouse- Steve asked the Board to get a date together to meet to clean out the storage rooms at the clubhouse.

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