

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: April 25, 2023 **Time:** 7:30 pm

Location: 8464 Winter Garden Vineland Road, Orlando, FL 32836 Building 6

MINUTES

CALL TO ORDER: Meeting called to order by John Tramell @ 7:35pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Shannon Boe- present

Patrick Spikes- present

Mike Walker- absent

Jeffrey Gavrich- present

Chad Wilson- present

Steve Mileski- present

PROOF OF MEETING NOTICE: Notice is posted at the entrance a minimum of 48 hours prior to the meeting and the notice is posted on the community's website www.lakesawyersouth.com

APPROVE MEETING MINUTES: To approve the March 28, 2023 Board Meeting Minutes. Patrick made a motion to approve the March 28, 2023 board meeting minutes. Jeff seconded the motion. The motion was unanimously approved, and the motion carried.

PRESIDENT REMARKS: This is the second meeting for 2023 and the community has a new landscaper. Prince and Son will need time to get familiar with the community; however, the board is seeing an overall improvement.

RESIDENT COMMENTS:

- Residents were allowed to speak and address the board of directors.

COMMITTEE REPORT:

- ARB Committee- There were fifteen applications: nine applications were approved, three approved with conditions, and three were denied. The ARB committee is reviewing the guidelines and they will submit some changes.

FINANCIALS/COLLECTIONS:

- Financials- Manager review the March 2023 financials and discussion followed.
- Collections: The board reviewed the AR report and discussion followed. We will continue to follow the collection policy in place.
- Violations- We discuss the open violations and several violations were sent out.

OLD BUSINESS

- a. Reserve Interest Rate & Trail Maintenance- The board unanimously approved to leave the Reserve ICS with Alliance Bank and exclude the Bank of China. The motion carried. The board will do some additional research on trail maintenance reserve chart of account 3110 to locate any of the old emails regarding this account. Once this information is received, we will contact the attorney to advise the board on this account.
- b. Guidelines Review- Any changes to the guidelines will be approved by the board at an open meeting with notice to the members with 14 days advance notice.
- c. New Landscaper & Annuals- Prince & Son is the new landscaper and it will take time to get familiar with the community overall. The board will allow them to make some recommendations for the annuals at the front entrance.
- d. Insurance Claim- John Tramell will be the representative on behalf of the association for the open insurance claim.

New BUSINESS

- a. Engineering Consulting Proposal- The board unanimously approved Engineered Earth Solution, LLC contract for \$2,500 and the motion carried. The attorney reviewed the contract before the board signed.
- b. Orange County Rate Increase- October 1, 2023 Orange County utilities will increase at a 3% annual rate.
- c. Tennis Court- AAA Courts patched the tennis court and if this occurs again this may require an engineering report as the repair is out of warranty.

- d. Bold Service- The board reviewed the contract from Bold Integrated Technology to maintain the cameras throughout the community. This contract was tabled for the vendor to answer a few questions.

ADJOURN: *John made a motion to adjourn the meeting at 8:44pm. Steve seconded, and the Motion passed unanimously.*