

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: April 26, 2022 **Time:** 7:30 pm

Location: First Baptist Church of Windermere
8464 Winter Garden Vineland Road, Orlando FL 32836.

MINUTES

CALL TO ORDER: Meeting called to order by Marcus Bonds @ 7:31pm

ESTABLISHMENT OF BOARD QUORUM:

Marcus Bonds- present
Shannon Boe- present
Patrick Spikes- present
Mike Walker-absent

Jeffrey Gavrich- present
John Tramell- present
Steve Mileski- called in

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

APPROVE MEETING MINUTES: To approve the March 22, 2022 Board Meeting Minutes. **Shannon made a motion to approve the March 22, 2022 board meeting minutes. Jeffrey seconded the motion. Motion passed unanimously.**

PRESIDENT'S REMARKS: Marcus gave kudos to the fun committee for the Easter egg hunt, they had about fifty participants and four hundred eggs were provided. The fun committee could use some additional volunteers and if anyone is interested in joining please attend the next meeting or visit the community's website. Marcus attended the condo & HOA expo on April 12, 2022 at the Orange County Convention Center and obtained new vendors contact information for the association. The board will use this information during the vendor workshop if a new vendor is needed. He encouraged the other board members to join this expo next year. Also, Leland Management sends out different newsletters and insider information and if the board would like to receive more or all of the information please let Marcus know.

COMMITTEE REPORT:

- ARC Committee: There were 11 applications: 7 applications were approved, 1 application approved with conditions, and 3 applications were denied.
- BOD Workshop: Marcus led the reserve study workshop on April 13, 2022 and reviewed the prior study provided by Reserve Advisors. The notes are on file. Patrick led the amenities workshop and they discussed various amenities that could be added in the community. The notes are on file.

RESIDENT COMMENTS:

- 7966 Brofield - The homeowner gave an update on the community's garage sale and 34 homeowners participated.
- 7967 Brofield - The homeowner commended the board on the upkeep of the community.

Fiber Presentation Blue Stream:

- Representatives with Blue Stream gave a presentation on placing fiber optics throughout the community. This package includes Internet, TV with 300 plus channels and phone. The board is reviewing all options available for fiber Optics and we are waiting to receive a proposal from Spectrum.

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the March 2022 financials and discussion followed.
- b. Violations- There are no files to send to the attorney for covenant enforcement at this time.

OLD BUSINESS

- a. Flagpole Project- Alden is awaiting the permit for this project and no additional information is available at this time.

- b. Split Railing Fence- The board received two estimates for the split rail fence and the association doesn't have the funds available to replace the entire fence at this time. The board would like proposals to repair/replace the broken sections only. Some of the board members suggested updating the fence with different style materials that would last longer.
- c. Monument Proposals- The board reviewed three proposals to repair the monument sign. **Steve motion to approve Munyan proposal for \$9,533 as long as the quote from January does not exceed a 25% increase. Marcus seconded this motion. Jeffrey approved this motion. Patrick, Shannon, and John opposed this motion. The motion didn't carry. This project should be funded from 1090 working capital once approved.**
- d. Board Workshops- The board discussed the workshop and the information is stated above.
- e. Reserve Study- Reserve Advisors is schedule to visit the community on April 28, 2022 at 10am to inspect the community for a new report.
- f. Proposal Review:
The board reviewed the proposal from Juniper and discussion followed. **John motion to approve Junipers proposal 158052 for \$1,130 to install two pallets of cypress mulch at the mailbox area and lift station. Shannon seconded this motion. Marcus and Jeffrey approved this motion. Patrick and Steve opposed this motion. The motion carried.**

John motion to approve Junipers proposal 158042 for \$7,760 to install 15 pallets of cypress mulch in the pool area, entrances, and tennis court. Shannon seconded this motion. Marcus and Jeffrey approved this motion. Patrick and Steve opposed this motion. The motion carried.

The board reviewed two proposals to repair the restroom door at the pool. **John motion to approve XRC's proposal for \$2,106 to install a new 36" exterior door. Shannon seconded this motion. All in favor and the motion carried.**

NEW BUSINESS

- a. Honel/Maintenance- The board extended the opportunity to Honel to bid on maintenance projects throughout the community.
- b. Payment Plan- The board received a payment plan request from the attorney however the board needs additional information before deciding on this matter.
- c. **The board unanimously approved to pay \$16K to M2E providing the appearance of Juan Rivera (Engineer Director) at a one-day mediation conference with Ace as the expert and this agreement is being handled by the association's attorney. The motion carried.**
- d. Dead Tree- Juniper removed the dead tree in the conservation area.

ADJOURN: John made a motion to adjourn the meeting at 9:04pm. Marcus seconded, and the Motion passed unanimously.