

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: August 22, 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 @ 7:30pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Shannon Boe- present

Patrick Spikes- present

Mike Walker- present

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 July 25, 2023 Board Meeting Minutes. Steve made a motion to approve the July 25, 2023 board meeting minutes. Shannon seconded the motion. Patrick, Mike, Chad, and Jeff approved this motion. The motion carried. John abstained.

PRESIDENT REMARKS: Budget season is approaching, and the board will have a budget workshop to review the draft budget.

RESIDENT COMMENTS: Residents were allowed to speak and address the board of directors.

COMMITTEE REPORT: ARB Committee- There were fourteen applications: seven applications were approved, two approved with conditions and five were denied.

FINANCIALS/COLLECTIONS:

- Financials- Manager review the July 2023 financials and discussion followed. The board received additional information of COA 6096 copies/printing to understand why this category is over budget.
- Collections- We will continue to adhere to the policy.
- Violations- N/A

OLD BUSINESS

- a. Guideline Change Review- The committee is reviewing the guidelines and they will submit changes.
- b. Landscaping & Irrigation/Tree in Conservation Area- Jeff motion to approve the invoice from Prince and son proposal for \$3,570 to remove oleanders and replace with St. Augustine sod. Steve seconded the motion. Mike, Chad, John, and Shannon approved this motion. Patrick denied the motion. The motion carried. The board unanimously approved the proposal from Prince & Son for \$610 to remove the stump and install a red Maple tree. The motion carried.
- c. Tree Trimming- The board unanimously approved Prince & Son proposal for \$4,800 to lift and trim the canopies on the oak trees around the amenity center. The motion carried. The board unanimously approved Prince & Son proposal for \$19,500 to trim the oak trees in the townhomes. The motion carried.
- d. Playground Mulch- The board unanimously approved Honel proposal for \$7,814.93 to install 2000 cubic feet of certified playground mulch at the community playground. The motion carried. Discussion followed regarding the quantity.
- e. Pool Pavers- The board unanimously approved the proposal from Rustic Brick Pavers for \$1800 to remove the broken damage retainer wall and replace the pavers. The motion carried.
- f. Community Event- The board is researching information on a food truck and this topic was tabled.
- g. Prepare & Set Budget Meeting- The board selected August 31, 2023 and September 21, 2023 at 7pm at the pool area to hold the budget workshop. We will post notice to the membership for this workshop. October we will hold the annual meeting.
- h. Nuisance Ordinance- Chad is reviewing the nuisance policy.

- i. Basketball/Tennis Court Gate- We reviewed the costly repairs for the basketball and tennis court gate and discussion followed. The board approved to turn off the mag locks for 30 days as a trial period. There are signs in place to notify everyone that the amenities are for residents only. Also, we will notify the officer to check this area for any trespassers.

New BUSINESS

- a. Insurance Renewal-The board reviewed the insurance renewal from Tower Hill Insurance. The expiring premium is \$21,215.15 and the renewal is \$21,024.87. However, Tower Hill is no longer covering pvc/wood fence, awnings, canopies with canvas top, and equipment breakdown. Also, the wind and hail deductible are 5% and all other peril deductible is \$5,000.00. Tower Hill offered a second policy with a total premium of \$6,682 to cover the items that are excluded, however there is no wind coverage. The board unanimously ratified the motion to approve the renewal from Tower Hill. The motion carried.
- b. Paint Clubhouse- The board will review colors for painting the pool clubhouse.
- c. White Rock/Border- We reviewed the architectural guidelines with regards to allowing white rocks and curbing/border along the sidewalks. The current rules in the guidelines are curbing should remain at least one foot from the sidewalk for safety. The area between the border and sidewalk shall be sodded, not mulch, or filled with stone. However, several homes throughout the community have this curbing. Additional information will follow on this topic.
- d. Putting Green Signage- Shannon will review the current signage at the putting green and come up with additional wording for a new sign.

ADJOURN: John made a motion to adjourn the meeting at 9:08pm. Jeff seconded, and the Motion passed unanimously.