

Lake Sawyer South Community Association- Board of Directors Meeting & Budget Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: December 28, 2022 **Time:** 6:30 pm

Location: Community Pool

7420 Derexa Dr. Windermere, FL 34786

MINUTES

CALL TO ORDER: Meeting called to order by John Tramell @ 6:30pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Shannon Boe- absent

Patrick Spikes- present

Mike Walker- present

Jeffrey Gavrich- call-in

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 notice was mailed out to the membership with a 14-day notice. Also, the notice is posted on the community's website www.lakesawyersouth.com

APPROVE MEETING MINUTES: To approve the October 25, 2022 Board Meeting Minutes. **John made a motion to approve the October 25, 2022 board meeting minutes. Chad seconded the motion. Jeffrey, Patrick, and Steve approved the motion and the motion carried. Mike abstained.**

RESIDENT COMMENTS:

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

COMMITTEE REPORT:

- Decoration Committee: N/A

New BUSINESS

- a. 2023 Budget- **The board reviewed the proposed budget and discussion followed regarding the items that increased. We reviewed the increase to the reserve categories and the board is following the reserve study as prepared by Reserve Advisors. Chad motion to approve the 2023 budget for a total income of \$830,144 (single family @ \$154 per qtr. and townhomes @ \$818 per qtr.). Mike seconded this motion. John, Steve, and Jeffrey approved this motion. Patrick opposed this motion. The motion carried 5/1. The board also notated that Leland Management increased from \$33,600 to \$34,200.**
- b. Demand Letter- **The board reviewed the delinquent accounts and unanimously approved to send the following files to the attorney for lien foreclosure. The account numbers are 101103510 and 101106561. The motion carried.**
- c. Tree Trimming- Three quotes were reviewed for tree trimming throughout the community and discussion followed regarding whether the association is responsible for this service. Some members think the county is responsible for tree trimming which is paid for through their taxes. The proposals were tabled, and we will invite Nicole Wilson the current commissioner to the next board meeting.
- d. CPA- We reviewed two quotes for the year end December 31, 2022 audit. Arrington & Mapili, LLC service is \$3,100. Joseph Michalak, LLC service is \$4,000. **The board unanimously approved to continue service with Arrington & Mapili, LLC for \$3,100. The motion carried.**
- e. Poop Bandit- **The board reviewed the service agreement for January 31, 2023 with Poop Bandit for a monthly service of \$580 and this is reflected in the 2023 budget. The board unanimously approved. The motion carried.**

ADJOURN: *John made a motion to adjourn the meeting at 7:15pm. Mike seconded, and the Motion passed unanimously.*