

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: February 22, 2022 **Time:** 6:15 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 @ 6:20pm

ESTABLISHMENT OF BOARD QUORUM:

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

Jeffrey Gavrich- present
John Tramell- absent
Steve Mileski- present

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 October 26, 2021 and January 25, 2022 Board Meeting Minutes.

Shannon made a motion to approve the October 26, 2021 board meeting minutes. Steve seconded the motion. Motion passed unanimously.

Shannon made a motion to approve the January 25, 2022 board meeting minutes. Steve seconded the motion. Marcus, Jeffrey, and John approved this motion. The motion carried. Mike and Patrick abstained.

PRESIDENT'S REMARKS: Marcus explained that the legal invoices are climbing due to legal issues with engineers and covenant enforcement. He also acknowledged that Brian is doing a great job with the website and putting out important information to the residents. We received some negative feedback about the vandalism in the community and Marcus responded to these homeowners directly. He encouraged all homeowners to report any issues to the association.

RESIDENT COMMENTS:

- None at this time.

COMMITTEE REPORT:

- Holiday Decoration Committee: Patrick inquired about ordering additional supplies for different holidays such as Valentines and St. Patrick's Day. Also, there was mention of getting rid of the extra pavers and the paint stored in the kitchen area.
- ARC Committee: Shannon reported that the committee held their meeting prior to the HOA Board meeting and all open applications were reviewed. There were 12 applications: 7 were approved or approved with conditions, 5 were denied. Shannon spoke about approving applications with conditions and not denying the application to prevent the homeowner from waiting an additional 30 days.
- Fun Committee-The board discussed the possibility of having an easter egg hunt.
- Community Yard Sale Committee- We discussed the information we received for a community garage sale and the feedback for a date selection. ***The board unanimously approved the garage sale for April 9, 2022 and the budget not to exceed \$225. The motion carried.***

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the January 2022 financials and discussion followed.
- b. Reserve CD Fourth Capital Renewal- Fourth Capital Bank CD expires on 3/12/22 and the board reviewed different options to reinvest these funds. Some board members expressed concerns about uncertainty of this CD being reserve funds but being funds for capital improvements and additional discussion followed.
Steve motion to cash out the CD and place it back into an equity account. Patrick seconded this motion; the Motion passed unanimously.

- c. Collections – The board reviewed the AR report and we are following the associations collection policy that is in line with the documents.
- d. 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.
- b. Split Railing Fence- The manager sent out the request for proposal to replace the fence around the conservation area and we are waiting to obtain the proposals.
- c. Monument Proposals- The board is reviewing three proposals to update the monument sign. This project is tabled so that the board can obtain additional quotes.

NEW BUSINESS

- a. Juniper Proposal Review (Irrigation)- ***The board unanimously approved Junipers contract number 145078 for \$1,452.44 to repair the irrigation. The motion carried.***
- b. Juniper Proposal Review (Dead Tree)- The board received confirmation from SRWMD that the area in question belongs to Lake Sawyer and the association is required to maintain this area. The board is requesting that SRWMD to put this information on letter head for the association.
- c. Proposal Review (Reserve Study)- We received the reserve study proposals and compared them to the amount in the 2022 budget. ***Shannon motion to approve Reserve Advisor at \$4,100. Jeff seconded the motion; the Motion passed unanimously.***
- d. New Message Board- Marcus is working on obtaining quotes for a larger message boards to replace the ones on Londale and Derexa with moving the smaller signs to the townhome area. The BOD expressed no interest in pursuing this action.
- e. Volunteers- The board is encouraging teens to volunteer in the community to help with graduation requirements to receive credits. The board reviewed a waiver form drafted by the associations attorney to allow volunteers to assist in the community. Waiver must be signed before any volunteer work is done. There is a volunteer registration on the Lake Sawyer South website.
- f. Vandalism- We discussed the vandalism that was done to the tennis courts, the roadway at the intersection of Tattant and Derexa and communication followed. The board discussed increasing Orange County Sheriff's patrols throughout the community to also aid in speeding.
- g. Little Library- The BOD received a proposal to place a free library in the community however the homeowner wasn't in the meeting to present this information. There were some concerns given the recent level of vandalism where and how the library would be located and maintained.
- h. Trees- Discussion was held regarding actual responsibilities of the Oak trees near the roadways and sidewalks. This is a requirement per the covenants. Steve will follow-up with the county on this matter.
- i. Mulch- Marcus presented an estimate from Juniper contract number 126005 to install mulch throughout the common area for \$10,450 and discussion followed. The board tabled this quote.
- j. Townhomes Hedges- The board would like to confirm that the association is responsible for the hedges along Tattant. Steve will reach out to the county regarding this matter.

ADJOURN: Marcus made a motion to adjourn the meeting at 8:59pm. Shannon seconded, and the Motion passed unanimously.