

## **Lake Sawyer South Community Association- Board of Directors Meeting**

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

**Date:** July 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 Shannon Boe @ 7:30pm

### **ESTABLISHMENT OF BOARD QUORUM:**

John Tramell- call in  
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](http://www.lakesawyersouth.com)

**APPROVE MEETING MINUTES:** To approve the June 27, 2023 Board Meeting Minutes. Jeff made a motion to approve the June 27, 2023 board meeting minutes. Chad seconded the motion. Shannon and John approved this motion. The motion was carried. Patrick, Steve, and Mike abstain.

**PRESIDENT REMARKS:** John thanked everyone for attending the meeting and encourage more membership participation.

### **RESIDENT COMMENTS:**

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

### **COMMITTEE REPORT:**

- ARB Committee- There were twenty-two applications: seventeen applications were approved and five were denied. The ARB committee is reviewing the guidelines and they will submit changes.

### **FINANCIALS/COLLECTIONS:**

- Financials- Manager review the June 2023 financials and discussion followed. The board would like additional information of COA 6096 copies/printing to understand why this category is over budget.
- Collections- The board reviewed the AR report and discussion followed regarding delinquent accounts. We will continue to adhere to the policy.
- Violations- The board discussed the open violations and the ones that are on the final stage. Steve motion for 25% of the oldest violations on the final stage to be sent to the attorney for covenant enforcement. Patrick seconded the motion. The motion was unanimously approved, and the motion carried. The board requested the fee schedule from Di Masi to confirm the cost.

### **OLD BUSINESS**

- a. Pool Furniture- The board unanimously approved Florida Patio Furniture estimate number 26401 for \$3,355.20 and the motion carried.
- b. Guidelines Review- The committee is reviewing the guidelines, and this was tabled.
- c. Landscaping & Irrigation- The board unanimously approved Prince & Sons proposals for \$200.00 palm tree on Vennetta, \$300.00 palm tree on Enclave, \$2,000.00 with follow-up of itemized bill for repairing leak at amenities pond, \$940.00 lift palm trees in middle monument Island and pool area, and \$6,600.00 installing mulch in the common area throughout the community. The motion carried. The board unanimously denied Prince & Sons proposal for the enhancement on Jervey St. entrance for \$1,302.00 and the motion carried. The board unanimously tabled Prince & Sons proposal for mulch at the townhomes for 13,750.00.
- d. Playground Mulch- The board reviewed Hornell proposal for \$7,814.93 and discussion followed. This topic was tabled until the board receives Prince & Sons proposal to compare pricing.
- e. Pool Paver- This topic was tabled as we are awaiting information from Rustic Pavers.
- f. Community Event- This topic was tabled.

### **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 tabled the renewal for additional discussion.

- b. Nuisance Ordinance- The board discussed the current nuisance policy that was drafted by the association's attorney and discussion followed. Some members inquired if the nuisance policy could be more stringent however the policy has to follow the association's documents. There was mention of involving the County to see if they can assist with this matter.
- c. Basketball Gate Repair- The board unanimously approved Key Access Controls proposal for \$398.90 to replace the surge protector outlet at the tennis court. The motion carried.
- d. Prepare & Set Budget Meeting- Shannon will work on setting a date and follow-up with the board.
- e. CPA Engagement- The board unanimously approved Arrington & Mapili audit for \$3,500 and the motion carried.
- f. Pool Increase- Resorts Pool Service submitted an increase for 2024 of \$80 per month with a new monthly cost of \$1,680.00.

**ADJOURN: Shannon made a motion to adjourn the meeting at 9:51pm. Jeff seconded, and the Motion passed unanimously.**