

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: June 27, 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- present

Shannon Boe- present

Patrick Spikes- absent

Mike Walker- absent

Jeffrey Gavrich- present

Chad Wilson- present

Steve Mileski- absent

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 May 23, 2023 Board Meeting Minutes. Shannon made a motion to approve the May 23, 2023 board meeting minutes and correcting the spelling of Brofield. John seconded the motion. The motion was unanimously approved, and the motion carried.

PRESIDENT REMARKS: The board discussed violations and the board explained to everyone this is a deed restricted community and everyone is subject to a violation if necessary.

RESIDENT COMMENTS:

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

COMMITTEE REPORT:

- ARB Committee- There were sixteen applications: eleven applications were approved, one approved with conditions and four were denied. The ARB committee is reviewing the guidelines and they will submit some changes.

FINANCIALS/COLLECTIONS:

- Financials- Manager review the May 2023 financials and discussion followed.
- Collections: The board reviewed the AR report and discussion followed. We will continue to follow the collection policy in place.
- Violations- The board discussed the open violations and the ones that are on the final stage. Also, the board discussed being more aggressive with violations and sending files to the attorney discussion followed. Once violations are on the final stage the board would need to decide on sending files to the attorney for covenant enforcement. The board proposed adopting a rule for sending the oldest three files to the attorney per month for covenant enforcement. We will follow up with the attorney on this matter.

OLD BUSINESS

- a. Trail Maintenance- This account will be used for tree trimming along the trail.
- b. Guidelines Review- The committee is meeting July 19, 2023 to discuss the proposed changes.
- c. Landscaping & Irrigation- The board unanimously approved Prince & Sons proposals for \$1,800.00, \$250.00, \$2,690.50, \$700.00, \$3,510.00, \$552.50, \$1,690.00, and \$1,800.00. The motion carried. These are repairs for irrigation throughout the community. There is a small entrance near Jervey and Overstreet with no monument sign that the board would like Prince & Son to take a look at.
- d. Lights at the pool-The board unanimously approved to move forward with Master Electricals proposal for \$3,995 and mounting the light on a pole. The motion carried.
- e. Solitude Fountain Repair- The board unanimously approved Solitude Lake Management proposal for \$1,792.97 to replace the control box. The motion carried.
- f. Basketball Gate Repair- The board unanimously approved Key Access Controls proposal for \$786.28 to replace the lock and push exit at the tennis court. The motion carried.

New BUSINESS

- a. Hurricane Season- The board discussed preparing for hurricane season and board members will put away pool chairs or we will contact the pool company.

- b. Townhome Roofs- Due to the previous storms all of the townhome owners should have their roofs inspected and repaired under their insurance.
- c. Pool Pavers- There was a missing paver at the pool deck however the paver was put back and we are awaiting a quote from Rustic Brick Pavers.
- d. Pool Chairs- The damaged chairs were removed from the pool and disposed of. The board unanimously approved to order six chairs and seven lounge chairs from Florida Patio Furniture. The motion carried.
- e. Community Events at Amenities- The board would like to invite food trucks to the pool area to hold a community event. Additional information will follow on this topic

ADJOURN: John made a motion to adjourn the meeting at 8:47pm. Jeff seconded, and the Motion passed unanimously.