

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Eddie Vargas CAM

Date: July 23, 2019 Time: 6:15 pm

Location: First Baptist Church of Windermere
8464 Winter Garden Vineland Road, Orlando FL 32836.

MINUTES

I. CALL TO ORDER:

II. ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Janelle Shay- present

Patrick Spikes- present

Joe Milazzo- present

Steve Mileski- present via conference call

Jeffrey Gavrich- present

Mike Walker-present

III. PROOF OF MEETING NOTICE: Notice is posted at entrance a minimum of 48hrs prior to the meeting. Notice was also posted on the community website www.lakesawyersouth.com

IV. APPROVE MEETING MINUTES: To approve the June 25, 2019 Board Meeting Minutes as submitted.

Janelle made a motion to approve the June 25, 2019 meeting minutes with edits. Joe seconded the motion. Motion passed unanimously

V. PRESIDENT'S REMARKS: Joe introduced the new Lake Sawyer South CAM, Heather Gambini, to the Board and the residents in attendance. Joe also mentioned that the board meeting will move rather quickly and asked residents, in attendance, if they have any comments to please keep them agenda specific and if not someone from the board or management would be available after the meeting.

VI. RESIDENT COMMENTS ON AGENDA ITEMS: A resident complimented the Board on the July 4th holiday décor.

VIII. COMMITTEE UPDATES: Patrick gave an update on the Christmas Holiday Décor and the need to start purchasing the décor now.

IX. FINANCIALS/COLLECTIONS:

- a. Financials- The June 2019 financials were reviewed. The CPA is auditing the 2018 reports.
- b. Janelle made a motion to pay the EmpireWorks final invoice for \$74,644.10 for the Townhome Garage Painting Project, seconded by Jeff. Motion passed unanimously.
- c. Collections – Review Alliance, Ryestone and AR Reports- The reports were reviewed. Management to request a Collections Cost Breakdown from DiMasi Law Firm and provide the board with the information.

X. OLD BUSINESS

- a. Tennis/Basketball courts- The fine was paid to the County and the final inspection is moving forward. There was a depression forming on the Tennis Court, the vendor was informed and a meeting on Aug 1st with vendor was also scheduled.
- b. TH paving/pothole repair- Berkshire Alley- No additional action.

- c. Paving- Mail kiosk parking, Salomon Cove- No addition discussion.
- d. Shade structures Pressure washing- common area- Honel Maintenance is partnering with Arroyo Landscaping for the Shade Structure cleaning and it is scheduled for August 8th.
- e. Landscaping –at Townhomes- Arroyo Landscaping met with Steve Mileski on July 19th to review the proposals for the Townhome Landscape Renovation project.

XI. NEW BUSINESS

- a. Insurance Policy Renewal: Awaiting Insurance Provider Renewal Quote for an August 1st renewal date.
- b. Townhome Monument Sign Replacement: Patrick is waiting for a quote....
- c. Townhome Structural Repairs and Repaint: A conference call with Attorney Scott Kiernan will be set up for the board to discuss further action.
- d. Violations – Enforcement: Discussion regarding the violation process and board expectations as to inform the new Community Manager before next inspection date.
- e. Budget Meeting Date: Joe made a motion for October 22 2019 to be the next date for the 2020 Budget Approval Meeting and the Annual Meeting as well, seconded by Patrick. Motion passed 6-1 with Steve voting against.
- f. Pool/Clubhouse – Termite Treatment: The board requested more information to be provided by the next board meeting.
- g. Contracts: No additional action.

XII. ADJOURN:

Joe made a motion to adjourn the meeting 7:12 pm. Janelle seconded the motion. Motion passed unanimously.