

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: March 28, 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 John Tramell @ 7:35pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Shannon Boe- absent

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

APPROVE MEETING MINUTES: To approve the December 28, 2022 Board Meeting Minutes. John made a motion to approve the December 28, 2022 board meeting minutes. Chad seconded the motion. Jeffrey, Patrick, Mike, and Steve approved the motion and the motion carried. Shannon abstained.

PRESIDENT REMARKS: John had issues with his email and they have now been resolved by setting up a new e-mail address. If any board members have concerns or issues, they are welcome to reach out to John via text.

RESIDENT COMMENTS:

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

COMMITTEE REPORT:

- ARB Committee- There were eleven applications: six applications were approved, three approved with conditions, and two were denied. The ARB committee submitted propose changes to the guidelines for changes to the color scheme for soffits, fascia, and gutters. Currently the guidelines limit the colors that homeowners can use. Also, the committee is proposing changes to the accent colors. This will require a 14-day notice to membership, and we will check with the attorney before making any changes.

FINANCIALS/COLLECTIONS:

- Financials- Manager review the January 2023 financials and discussion follow. Patrick expressed some concerns about the ICS account with the Bank of China and the reserve trail maintenance. The reserves for the trail maintenance are no longer being funded and we will do some additional research to discuss this matter at the next board meeting.
- Collections: The board reviewed the AR report and discussion followed. **The board unanimously denied the payment plan request for 13622 Darchance Rd. The motion carried.**
- Violations- We discuss the open violations and the board would like to move forward with all violations throughout the community.

New BUSINESS

- a. Pressure Washing- The pressure washing was completed for the townhomes and the pool area.
- b. Tree Trimming- The board will hold off on tree trimming until the fall.
- c. Landscaping Proposals- The board reviewed several proposals and discussion followed. **Steve motion to accept the 12-month contract with Prince and Son for an annual total of \$94,644 for the common area and \$65,304 for the Townhomes. Patrick, Shannon, and Jeff seconded this motion. The motion carried. John, Chad, and Mike motion for Rogers Landscaping Service. However, this motion didn't carry.**
- d. Annual & Missing Plants- The board will discuss any missing plants with the new landscaping team.
- e. Garage Sale- The community garage sale was a success and there was a great turnout.

- f. CPA-The board unanimously approved the 2022 tax return prepare by Arlington and Mapili CPA and the amount owed of \$271. The motion carried.

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