

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: October 24, 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 @ 7:30pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Shannon Boe- absent

Patrick Spikes- present

Mike Walker- absent

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 August 22, 2023 Board Meeting Minutes. Patrick made a motion to approve the August 22, 2023 board meeting minutes. Steve seconded the motion. All in favor and the motion carried.

PRESIDENT REMARKS: Budget season is here, and Reserve Advisors updated the reserve study to make the necessary corrections at no charge.

RESIDENT COMMENTS: Residents were allowed to speak and address the board of directors.

COMMITTEE REPORT: Committee- Halloween is approaching and there is tough competition this year.

FINANCIALS/COLLECTIONS:

- Financials- Manager review the August 2023 financials and discussion followed.
- Collections- We will continue to adhere to the collection policy.
- Violations- N/A

OLD BUSINESS

- a. Guideline Change Review- The committee is reviewing the guidelines and they will submit changes. The board will share the highlighted section of the guidelines with the committee to see if they are making any changes to these areas.
- b. Landscape & Tree in Conservation Area- The board requested for St. John to put the approval of removing the tree on letter head to confirm that the association is responsible for the tree. The board unanimously approved Prince and Sons proposal for \$180 to install annuals on Enclave at Berkshire. The motion carried. The board table the proposal from Prince & Sons for \$1,500 to cut down the pine tree in the conservation area. The board unanimously approved Prince and Sons proposal for \$2,392 to install plants on Berkshire Park. The motion carried. The board unanimously approved Prince and Sons proposal for \$6,875 to install mulch throughout the townhomes. The motion carried. The board unanimously approved Prince and Sons proposal for \$1,309.07 to repair clock H at the pool area and Tattant pond. The motion carried. The board unanimously approved Prince and Sons proposal for \$580 to install missing plants at the tennis court. The motion carried. The board unanimously approved Prince and Sons proposal for \$1,436 to install missing plants in the townhomes. The motion carried. The board unanimously approved Prince & Sons proposal for \$900 to remove a tree stump in the townhomes. The motion carried. The board unanimously approved Prince and Sons proposal for \$101 to install annuals at Berkshire Place. The motion carried.
- c. Tree Trimming- The board reviewed the tree trimming that Prince & Sons completed throughout the community and discussion followed. We will invite Prince and Sons to the January 2024 meeting to discuss the landscaping contract and any irrigation issues.
- d. Playground Mulch- Honel is approved to install the playground mulch and they receive the deposit check.

- e. Pool Pavers- The board review proposals to repair and seal the pavers at the pool area. The board unanimously approved Rustic Brick Pavers proposal for \$6,950 to pressure wash and seal the pavers at the pool. The motion carried.
- f. Community Event- The board is researching information on a food truck and this topic was tabled.
- g. Prepare & Set Budget Meeting- The board scheduled the budget meeting on November 8, 2023 at 6:30pm at the pool area.
- h. Basketball/Tennis Court Gate- The board discussed leaving the basketball courts open and discussion followed. Patrick motion to approve Key Access proposal for \$2,502 to relocate the push exit buttons. Steve second this motion. Chad and Jeff approved this motion. John opposed this motion. The motion carried.
- i. Budget Workshop- The board completed the budget workshop and John will forward the changes to Leland Management. Leland will verify the start and close time for the gates.
- j. Paint Clubhouse- The board reviewed three proposals to paint the pool clubhouse. The board unanimously approved Munyan Painting to paint the pool clubhouse for \$5,900. The motion carried.
- k. Pave Clubhouse Parking Lot- The board reviewed three proposals to pave the parking lot at the pool and discussion followed. The board would like to inquire if All County will accept this proposal and hold the price of \$32,913.84; And not start the project until after the painting of the clubhouse is complete. Also, we will inquire on the type of finish they are quoting for the pavement.
- l. Fountain Lights- Solitude repaired the fountain lights and the lights should remain on white.

New BUSINESS

- a. Guest at Amenities-The board review the attorney's email regarding owners and their guest using the amenities. Discussion followed.

ADJOURN: John made a motion to adjourn the meeting at 9:08pm. Jeff seconded, and the Motion passed unanimously.