

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: October 25, 2022 **Time:** 7:30 pm

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

MINUTES

CALL TO ORDER: Meeting called to order by John Tramell @ 7:30pm

ESTABLISHMENT OF BOARD QUORUM:

John Tramell- present

Shannon Boe- present

Patrick Spikes- present

Mike Walker- absent

Jeffrey Gavrich- present

Chad Wilson- present

Steve Mileski- call-in

PROOF OF MEETING NOTICE: Notice is posted at the entrance a minimum of 48 hours prior to the meeting. Also, the notice is posted on the community's website www.lakesawyersouth.com

APPROVE MEETING MINUTES: To approve the October 5, 2022 Board Meeting Minutes. **John made a motion to approve the October 5, 2022 board meeting minutes. Chad seconded the motion. Jeffrey approved the motion and the motion carried. Shannon and Patrick abstained.**

PRESIDENT'S REMARKS: John will continue to work with the community and Leland Management to make sure everyone receives communication. Last meeting had some challenges therefore we will follow the agenda and use Robert Rules of Order.

RESIDENT COMMENTS:

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

COMMITTEE REPORT:

- Decoration Committee: N/A

FINANCIALS/COLLECTIONS:

- a. Financials- Manager reviewed the September 2022 financials and discussion followed. The accounting manager created a cheat sheet for the financials.
- b. Aged Receivables- **The board unanimously approved to continue to follow the collection policy and to write off the small balances, the motion carried.**
- c. CPA- **The board unanimously approved the CPA audit from Arrington & Mapili CPA's firm and the motion carried.**
- d. Violations- No files are being sent to the attorney for covenant enforcement at this time.
- e. Budget Discussions- The board discussed the preliminary 2023 budget and discussion followed regarding the new reserve study. Also, the board is finalizing the preliminary budget before they mail out a copy to the membership.
- f. Reserve Study- The board requested Reserve Advisors to review the study to ensure it matches the current financial statement.

OLD BUSINESS

- a. Tree Proposals- The board reviewed several quotes to trim the trees throughout the community however there was some reservation that the county is responsible for trimming the trees. This topic was table.

ADJOURN: *John made a motion to adjourn the meeting at 9:01pm. Shannon seconded, and the Motion passed unanimously.*