

## **Lake Sawyer South Community Association- Board of Directors Meeting**

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

**Date:** October 5, 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- absent

Patrick Spikes- present

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. Also, the notice is posted on the community's website [www.lakesawyersouth.com](http://www.lakesawyersouth.com)

**APPROVE MEETING MINUTES:** To approve the July 26, 2022 Board Meeting Minutes. **John made a motion to approve the July 26, 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 coordinate with the board and Leland Management to make sure everyone receives communication. We hope everyone stayed safe during the storm.

### **RESIDENT COMMENTS:**

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

### **COMMITTEE REPORT:**

- ARC Committee: There were 15 applications: 11 applications were approved, 2 approved with conditions and 2 denied.
- Decoration Committee: N/A

### **FINANCIALS/COLLECTIONS:**

- a. Financials- Manager reviewed the August 2022 financials and discussion followed. The accounting manager created a cheat sheet for the financials.
- b. Aged Receivables- **The board reviewed the AR report and motion to approve to move forward with account #101104860 (to turn the file over to the attorney) for collection action using the collection policy. All in favor and the motion carried. The board unanimously approved Invoice #5423.200 from Di Masi's for \$800. All in favor and the motion carried.**
- c. Violations- No files are being sent to the attorney for covenant enforcement at this time.
- d. Budget Discussions- The board discussed the preliminary 2023 budget and discussion followed regarding the new reserve study.

### **OLD BUSINESS**

- a. Flagpole Project- Alden will return the deposit for the flagpole project and the board will table this project at this time.
- b. Hurricane Cleanup- **The board reviewed three proposals for hurricane cleanup and unanimously approved Roger's Landscaping Service for \$17,500. All in favor and the motion carried.**
- c. Tree Proposals- The board reviewed three proposals for tree trimming throughout the community and the board would like the vendors to verify the count. This topic was tabled for additional follow-up.
- d. Pool Lighting- We reviewed two proposals to add lighting in the pool parking lot and the board would like to see warranty information before a decision is made.

- e. Split Railing Fence- **Prestige discovered additional rotten fence post and the board confirmed the count. The board unanimously approved the additional post to be replaced for \$13,780. All in favor and the motion carried.**
- f. Monument Proposals- Honel has started repairing the monuments throughout the community.
- g. Pool Deck- **The board unanimously approved Honel estimate #1966 for \$1,050 to pressure wash the pool deck. All in favor and the motion carried.**
- h. Community Storage- The board will explore different options on storage ideas before deciding on this topic.
- i. Pool Furniture- Florida Patio received the deposit and they will deliver and remove the damaged furniture. A homeowner reported Ducks in the community pool, and we will check with the pool company to see if they can assist with this matter.

### **NEW BUSINESS**

- a. Townhome Gutters- We discussed the townhome gutters and discussion followed. The unit owners are responsible for maintaining and cleaning the gutters.
- j. ARB Painting Update- Shannon inquired about adding some paint colors and this requires a guideline change and a 14-day notice to the membership.
- b. Putting Green- **We noticed some damage to the putting green and notified SCCF Sport Construction. The board unanimously approved the estimate of \$2,625 for SCCF to repair the damage. All in favor and the motion carried.**

**ADJOURN: John made a motion to adjourn the meeting at 8:57pm. Shannon seconded, and the Motion passed unanimously.**