

# Lake Sawyer South Community Association

6972 Lake Gloria Blvd  
Orlando, Florida 32809-3200  
Jill Rygh, LCAM, CMCA, AMS

**Date:** January 25, 2016

**Time:** 6:30pm

**Location:** Windermere Prep School  
6189 Winter Garden Vineland Rd.  
Windermere, FL 34786

## Minutes

- I. **CALL TO ORDER:** By Tim Nyland –President at 6:35pm.
  
- II. **STATEMENT OF QUORUM PRESENT:**  
Tim Nyland- Present  
Stash Noga- Present  
Joe Milazzo – Present  
Lisa Brentlinger- Present  
John Tramell- Present  
Patrick Spikes- ABSENT  
Lemarie Godsey- Present  
  
Jill Rygh, LCAM; Amanda Brown, SR LCAM, Angela Timmons, LCAM from Leland Management were present.
  
- III. **PROOF OF NOTICE:** Notice was posted at entrances minimum 48hrs in advance of the meeting.
  
- IV. **APPROVE PRIOR MEETING MINUTES:** John Tramell **MOTIONS** to approve prior meeting minutes dated 12/8/15, second by Tim Nyland. Motion carried.
  
- V. **MANAGER UPDATE/FINANCIALS:**
  - a. December 2015 Financials: Reviewed and discussed with the board per the financials provided by Aegis.
  - b. Collections: Association Manager, Jill provides the board with an update of each delinquent account currently being pursued by the collection agency, Alliance.
  - c. Waiving late fees for late payment first quarter of 2016: Tim **MOTIONS** to waive late fees for late payments first quarter of 2016 for all homeowners, John seconds, unanimous. Jill will inform the Leland collection department.- **JILL**
  - d. Collection Policy: Jill speaks to the board regarding a proposed collection policy. Jill provides the board with a sample policy and will further discuss at next board meeting.
  - e. Invoices for board approval: Jill provides a few outstanding invoices ready for board approval.

**VI. Committee Reports:**

- a. New ARB form; new pool key request form- Jill presents the final version of the ARB application and the pool request form which will be posted on the website. Jill provides the board with a list of ARB applications that are currently being reviewed. No issues at this time.

**VII. OLD BUSINESS**

- a. Lawsuit Update: The board gives a brief update to the homeowners. No further action taken at this time.
- b. Estimate for repair work 12922 Vennetta- Tim Nyland **MOTIONS** to approve the repair invoice for 12922 Vennetta not to exceed \$1687.05, provided CAM gets 2 more estimates, John Trammell seconds, Motion carried. The board requests Jill to contact the homeowner to find out date of first occurrence. – **JILL**
- c. Housekeeping letter to be sent to all homeowners: Stash **MOTIONS** to proceed with the board approved housekeeping letter regarding covenant restrictions, John seconds, unanimous. Jill will proceed with mailing.- **JILL**
- d. Board certification class/ waiver- Jill provides the waiver for all board members to sign. Jill will inform board members of the next class that they can attend.
- e. Proposed irrigation repairs from landscaper- The current landscaper, Simon, speaks to the board regarding the proposed irrigation repairs. Simon states there are no immediate repairs to be made. The board requests additional evaluations and estimates for these repairs. – **JILL**
- f. No parking signs- Joe Milazzo **MOTIONS** for Car Store to remove their signs, Tim seconds, unanimous. Jill to contact the vendor to remove their signs. - **JILL**

**VIII. NEW BUSINESS**

- a. Estimate to repair pavers at pool deck- Joe Milazzo **MOTIONS** to accept estimate from Top Master Contractors in the amount of \$3800.00 to repair pool pavers, second by Stash Noga. Motion carried, 6-0. President signed proposal for CAM. Work to begin this week.
- b. Fining Committee – Jill provides information regarding the process for the board to review. No action at this time. This issue to be discussed at the next board meeting.  
Tot lot bench exposed- Jill provides the board with an estimate from a Certified Playground inspector regarding an estimate to repair the bench. The board requests additional estimates.- **JILL**
- c. RFP for landscaping contract- The board provides a copy of the final RFP for the landscaping bids. Jill will arrange 3 or more landscapers to meet on property to review the scope.- **JILL**
- d. Smartweb for ARB- Jill and the ARB are currently reviewing this software. At the moment, the ARB is using a live spreadsheet.
- e. Missing boards behind 7772 Brofield: The board requests Jill to wait for board response. - **BOARD**

- f. Grounding of easement fence: Tim Nyland gives an update on this issue and his continued efforts in working with Duke Energy.
- g. Landscaping Issues (per Patrick Spikes email of 1-22-16): The board reviews the list provided by Patrick. The board approves the delivery of six boulders to replace the reflective posts on the Londale island at a cost of \$593.85.
- h. Website- The board confirms Tim Sanders will be updating the community website. Jill will send items for the website to Tim to post.- **JILL**
- i. Pressure washing sidewalks: Tim Nyland confirms the vendor will be returning to complete the project on Tuesday.

**IX. ADJOURNMENT:** Tim **MOTIONS** to adjourn, John seconds, unanimous. Meeting adjourned at 8:10pm.

**Projects that have been completed**

- 1. Jill has contact Bright Future regarding unpaid invoices.
- 2. Jill has contacted Simon’s wife regarding food truck.
- 3. Jill has contacted the water department and reported the broken irrigation meter.
- 4. Jill has contacted the realtor of 2 homes regarding the unapproved for sale signs.
- 5. Jill has confirmed all 2016 meetings with the Windermere Prep School for the board and the ARB.
- 6. Jill has confirmed with the owner of the motor home that the vehicle will be parked for only 24hrs.

**Board Members/positions- 1 year term**

Tim Nyland  
 Stash Noga  
 Joe Milazzo  
 Lisa Brentlinger  
 John Tramell  
 Patrick Spikes  
 Lemarie Godsey

**ARB Members**




Charles Breed  
 Jeffrey Gavrich  
 Jessica Kendall  
 Nancy Rajoppi  
 Sam Trimble

**Fining Committee**  
**In process of being confirmed**

**Upcoming Events**

Feb 23- Board Meeting  
 Mar 22 – Board Meeting  
 Apr 26– Board Meeting  
 May 24 – Board Meeting  
 June 28 – Board Meeting  
 July 26 – Board Meeting  
 Aug 23 – Board Meeting  
 Sept 27 – Board Meeting  
 Oct 25 - Board Meeting  
 Nov 22– Budget and Annual Meeting

**Legend**

-  - Assigned Task in progress
-  - Task Completed
-  - Legal Action Taken(Motion, Table, etc.)

**Websites:** [www.LakeSawyerSouth.com](http://www.LakeSawyerSouth.com)