**Lake Sawyer South Community Association- Board of Directors Meeting**6972 Lake Gloria Blvd Orlando, Florida 32809-3200   
Tiffany Castille, LCAM   
**Date**: May 27, 2025, **Time:** 7:30 pm   
**Location:** 8464 Winter Garden Vineland Road, Orlando FL 32836 Building 4

**MINUTES**

**CALL TO ORDER**: Meeting called to order by Shannon Boe at 7:30pm

**ESTABLISHMENT OF BOARD QUORUM:**

Shannon Boe- present Jeffrey Gavrich- present

Chad Wilson- absent Steve Mileski- present

Patrick Spikes- present Brian Curnow- present

Cindy Haas- 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](http://www.lakesawyersouth.com/)

**APPROVE MEETING MINUTES:** To approve April 22, Board Meeting Minutes. Shannon motion to approve the April 22, 2025, meeting minutes. Brian seconded the motion. Steve, Cindy, and Jeff approved this motion. Patrick abstained. The motion carried.

**PRESIDENT REMARKS:**  N/A

**COMMITTEE UPDATE:** The committee received 42 applications. 18 applications were approved, 3 placed on hold, 4 approved with conditions, and 17 applications were denied.

**FINANCIAL REVIEW:** The board received the April financials and the aged receivables.

**ACCOUNT 3015 ACCRUED EXP**: The Board unanimously approved the following reserve account transfers to correct coding errors:

o Transfer of $8,130 from Chart of Account 3015

(Reserve Accrued Expenses 2018 Pool TH) to 3010 (Reserve – Pooled Pool TH).

o Transfer of $6,729.60 from Chart of Account 3015 to 3005 (Reserves – Pooled).

Result: Both motions carried unanimously.

**VIOLATIONS:** Shannon motioned to proceed with sending the following covenant enforcement cases to the attorney. Steve seconded the motion. All were in favor and the motion carried.

• 13510 Darchance – Unapproved Roof

• 13522 Darchance – Unapproved Tile on Front Porch

• 13622 Darchance – Total Yard Maintenance

• 13628 Darchance – Sodding Over Tree Stump

• 13734 Darchance – Unapproved Roof / Misc. Items / No ARB Application

• 13409 Riggs – Pressure Wash Exterior House and Fence

• 7415 Derexa – Removed Tree Without ARB Approval

**ACTION ITEMS**

1. Reserve Study: The Board will coordinate with the association’s attorney to schedule a closed-door meeting on June 9, 2025, at 6:30 PM via Zoom.
2. All County Paving: Awaiting proposal submission.
3. Dedicated Parking/Adopt Rules & Regulations: The Board discussed a 15-minute parking zone for mail pick-up at the townhome kiosk. This item will be reviewed further with legal counsel.
4. Honel Restore Park Benches: Steve motioned to approve the following estimates. Shannon seconded the motion. All were in favor and the motion carried.

Approved:

Estimate #2643 – Move/install existing bench: $395

Estimate #26444 – Replace signage on Darchance: $650

The board unanimously approved to table these estimates.

Tabled:

Estimate #26414 – Oversize bench pad: $2,500

Estimate #2642 – Standard bench pad: $1,825

Estimate #2645 – Remove in various locations: $725

Estimate #2646 – Remove benches (various): $1,725

1. Basketball Court: The board discussed ongoing issues with kids breaking the basketball gate to access the court and discussion followed. Key Access noted mounting issues with a flat mag lock on a round post. Estimate #1981 for $8,133.28 to fabricate a square tubing frame. The proposal was tabled. The gate will remain unlocked from 8AM to 7PM, and the Board will monitor usage.
2. Sport Court: Shannon motioned to approve Estimate #4878 from Cross Court to resurface the tennis court for $6,000 plus $200 for a new net. Brian seconded the motion. All were in favor.  
   Result: Motion carried.
3. Key Access/Playground Gate: Steve motioned to approve Estimate #1919 from Key Access for $4,946.15 to install new maglock access control. Shannon seconded the motion. All were in favor.  
   Result: Motion carried.
4. Geloso Mediation: The association successfully reached a settlement agreement.
5. Turf Master: Cindy motioned to approve $2,000 per treatment, for Turf Master to apply ant control along the bike trial twice annually. Brian seconded this motion and All were in favor.   
   Result: Motion carried.
6. Playground Update: Plans are underway to coordinate the opening of the playground, and the board will invite the Sheriff’s Department.
7. Master Electrical: Steve motioned to approve Master Electrical proposal for $1,995 to replace both fans in the restrooms at the pool area. Jeff seconded this motion and all were in favor.

Result: Motion carried.

1. Painting Completed Shade Structure: Honel completed the painting, and the shade installation is scheduled for Friday.
2. Update on Power Washing: Honel completed the approved pressure washing of the common areas.
3. Bold Technology: Brian motioned to approve Bold Technologies proposal for $831 to replace the NVR. Shannon seconded the motion and all were in favor.

Result: Motion carried.

1. Spectrum/Century Link/Fiber: The Board discussed the possibility of doing away with having multiple providers one for the phone line used to connect with the gates to program fob key card and the other provider is for the camera system. Key Access is checking compatibility with the existing control board to see if this is possible. Also, the board is checking to see if Fiber is available in the community.
2. Policy for Parking Lots: The board will collaborate with legal counsel to establish policies for the pool and mail kiosk area.
3. Confirmation of Responsibility for Townhomes: Board members were asked to review the responsibilities matrix from legal counsel in preparation for the June 9, 2025, closed door meeting.
4. Mailbox Kiosk Landscape and Flagpole: Shannon presented ideas to improve the landscaping at the mail kiosk area in the townhome area. This topic was tabled.
5. Approved For Sale Sign: The board unanimously approved Fast Signs and Winter Park Signs to become the approved vendors for the approved for sale sign. This motion carried. This information will be listed on the community’s website.

Result: Motion carried.

1. Patio Furniture: The Board unanimously approved to ratify the previous approval for Florida Patio Invoice #79145 for $14,852.51. The motion carried. The revised proposal includes for Florida Patio to remove the old furniture and set-up the new furniture.

Results: Motion carried.

1. The board reviewed proposals from Rogers Landscaping: Tabled Quotes:

#2896 – Remove hedges/cement pad: $1,750

#28902 – Install 280 sq. ft. grass: $5,040

#2912 – Install 15 Japanese Holly: $3,600

#2911 – One pallet sod (tennis/basketball court): $950

#2901 – Install 12 Podocarpus: $1,050

#2887 – 1,500 sq. ft. Bahia grass: $2,440

#2897 – 12 plants around electrical box: $1,050

#2736 – Mailbox landscaping: $5,500

#2883 – 800 sq. ft. Bahia grass: $3,350

#2885 – Front of pool landscape changes: $4,200

#29102 – Install corrugated pipe (tennis court drainage): $3,100

The board Approved the following quotes for Rogers Landscaping:

#2886 – Trim hedges near tennis court: $950 Steve motion to approve/Brian second/All in favor. Motion carried.

#2888 – One pallet pine bark: $585 Steve motion to approve/Shannon seconded the motion. Jeff, Cindy, and Brian approved motion.

Motion passed. Patrick opposed.

#2889 – 40 yards pine bark: $6,080 Steve motion to approve/Shannon second/ All in favor. Motion carried.

#2891 – Install tree on Moser St: $1,100 Brian motion to approve/Shannon second/ All in favor. Motion carried.

#2892 – 36 hedges (townhome area); Master to fund: $2,880 Steve motion to approve/Cindy second/ All in favor. Motion carried.

#2898 – Replace 3 crepe myrtles (Darchance): $1,050 Cindy motion to approve/Patrick second/ All in favor. Motion carried.

#2908 – Repair leak in tennis court: $850 Brian motion to approve/Shannon second this motion. Cindy and Jeff approved this motion.

Motion passed (Steve and Patrick opposed; Board to review video).

#2909 – Emergency sprinkler leak repair: $2,350 Brian motion to approve/Jeff second the motion. All in favor. Motion carried.

#2913 – Remove 33 hedges: $2,475 Steve motion to approve/Cindy second/ All in favor. Motion carried.

#2915 – Cut back conservation area: $6,850 Steve motion to approve/Brian second/All in favor. Motion carried.

With the understanding that maintenance to continue under contract.

#2916 – 15 purple irrigation boxes: $585 Steve motion to approve/Shannon second/All in favor. Motion carried.

#2956 – Reroute irrigation near playground: $1,350 Brian motion to approve/Shannon second/All in favor. Motion carried.

**ADJOURN: *Shannon made a motion to adjourn the meeting at 9:46pm. Brian seconded, and the Motion passed unanimously.***