

FLake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: November 14, 2025, **Time:** 6:30 pm

Location: 7420 Derexa Dr. Windermere, FL 34786

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- present

Steve Mileski- called-In

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

APPROVE MEETING MINUTES: To approve October 28, 2025, Board Meeting Minutes. Brian motion to approve October 28, 2025, meeting minutes. Shannon seconded the motion. All in favor and the motion carried.

INTRODUCTION: The Board of Directors introduced themselves to the homeowners in attendance.

Management: Tiffany Castille represented Leland Management.

Legal Counsel: Helena Gutierrez Malchow, Esq. represented DiMasi Law, the Association's attorney.

PRESIDENT REMARKS: Shannon made a motion to allow Tiffany to chair the meeting. Chad seconded this motion, and all were in favor. The motion carried.

Resident Comments: Homeowners that were in attendance of this meeting, who had the opportunity to ask questions which were reviewed by the board of directors or management.

ACTION ITEMS

a. **2026 Budget Review & Approval:** **2026 Budget Review**

Initial Motion

Shannon motioned to approve the 2026 Budget as proposed.

Patrick seconded this motion.

Steve approved the motion.

Brian and the remaining board members requested discussion; therefore, the motion did not carry.

Budget Line-Item Adjustments

Below are the motions presented and their outcomes:

Audit Fees / Tax Payment – 6020

Brian motioned to adjust this from \$5,700 to \$4,500.

Jeff seconded.

Cindy & Chad approved.

Shannon, Patrick & Steve opposed.

Motion carried.

Legal Fees – 6040

Brian motioned to adjust this from \$50,000 to \$10,000.

Jeff seconded.

Cindy & Chad approved.

Shannon, Patrick & Steve opposed.

Motion carried.

Professional Fees – 6045 (1st Motion)

Brian motioned to set from \$0 to \$4,000.

Cindy seconded.

Jeff approved.

Chad, Steve, Patrick & Shannon opposed.

Motion did not carry.

Professional Fees – 6045 (2nd Motion)

Brian motioned to set from \$0 to \$6,000.

Jeff seconded.

Chad, Cindy & Jeff approved.

Shannon, Patrick & Steve opposed.

Motion carried.

Postage – 6090 (1st Motion)

Brian motioned to adjust from \$5,400 to \$5,700.

Cindy seconded.

Opposed: Chad, Steve, Patrick, Jeff & Shannon.

Motion did not carry.

Postage – 6090 (2nd Motion)

Patrick motioned to set to \$9,000.

Shannon seconded.

All were in favor.

Motion carried.

Printing – 6095

Brian motioned to adjust from \$13,100 to \$11,000.

Jeff seconded.

Cindy & Chad approved.

Patrick, Shannon & Steve opposed.

Motion carried.

Plant Replacement / Quarterly Annuals – 6540

After discussion, Shannon motioned to keep the proposed amount at \$4,500.

Jeff seconded.

Patrick, Chad & Cindy approved.

Brian & Steve opposed.

Motion carried.

Landscape Enhancements – 6545

Brian motioned to adjust from \$12,121.40 to \$10,000.

Cindy seconded.

Jeff & Chad approved.

Patrick, Steve & Shannon opposed.

Motion carried.

Tree Maintenance – 6550

Brian motioned to adjust from \$25,600 to \$15,000.

Chad seconded.
Cindy & Jeff approved.
Shannon, Patrick & Steve opposed.
Motion carried.

Landscape Improvement (Account TBD)

Brian motioned to adjust from \$10,000 to \$0.
Cindy seconded.
Jeff & Chad approved.
Shannon, Patrick & Steve opposed.
Motion carried.

Conservation Area / Fence – 6660

Brian motioned to adjust from \$10,000 to \$0.
No second. Motion failed.
Amount remains \$10,000.

Pool Repair / Maintenance – 7020

Brian motioned to adjust from \$5,000 to \$2,500.
Chad seconded.
Cindy & Jeff approved.
Shannon, Patrick & Steve opposed.
Motion carried.

Sports Courts Repair / Maintenance – 7350

Brian motioned to adjust from \$12,500 to \$2,500.
Cindy seconded.
Opposed: Shannon, Jeff, Chad & Steve.
Motion did not carry.
Amount remains \$12,500.

Playground Repair / Maintenance – 7345

Brian motioned to adjust from \$7,000 to \$1,000.
Chad seconded.
Cindy, Steve, Patrick & Jeff approved.
Shannon opposed.
Motion carried.

Tree Trimming – Townhome Area – 8345

Chad motioned to adjust from \$22,000 to \$11,000.
Brian seconded.
All were in favor.
Motion carried.

General Repairs / Maintenance – Townhome Area – 8490

Chad motioned to adjust from \$30,000 to \$15,000.
Brian seconded.
All were in favor.
Motion carried.

Downspouts – Roofing Project

Jeff motioned to remove downspouts from the roofing project.
Motion did not carry.

Mulch – Townhome Area – 8335

Jeff motioned to adjust from \$14,252 to \$7,125.

Cindy Seconded.

Opposed: Brian, Chad, Shannon, Patrick, Steve.

Motion did not carry.

Amount remains \$14,252.

Pressure Washing – Townhome Area – 8355 (1st Motion)

Steve motioned to keep the proposed amount at \$19,700.

Shannon seconded.

Patrick approved.

Opposed: Brian, Chad, Cindy & Jeff.

Motion did not carry.

Pressure Washing – Townhome Area – 8355 (2nd Motion)

Jeff motioned to adjust from \$19,700 to \$9,850.

Chad seconded.

Cindy & Brian approved.

Shannon, Patrick & Steve opposed.

Motion carried.

Exterior Repair – Buildings – Townhome Area – 8510 (1st Motion)

Jeff motioned to adjust from \$5,000 to \$1,000.

No second. Motion failed.

Exterior Repair – Buildings – Townhome Area – 8510 (2nd Motion)

Jeff amended the motion to adjust from \$5,000 to \$2,500.

Chad seconded.

Cindy approved.

Shannon, Patrick, Brian & Steve were opposed.

Motion did not carry.

Amount remains \$5,000.

Reserves: Roofs & Gutters – 8090

Jeff motioned for the following:

- Jeff to be appointed to the roofing committee
- Homeowners to receive all project updates
- Phase 1 and Phase 2 to be completed simultaneously if feasible

Cindy seconded.

Opposed: Brian, Steve, Chad, Patrick & Shannon.

Motion did not carry.

Management Fee Notation

Brian clarified that the management fee increased to \$68,784 is not for additional services, but reflects increased workload already being performed.

All were in favor, and the motion carried the amount remains \$68,784.

Reserves Discussion

The Board discussed the reserve numbers.

The Reserve Study was completed by Reserve Advisors, a licensed engineering firm, and the reserve numbers were input according to board directions.

Final Budget Approval

Shannon motioned to approve the 2026 Budget with all approved changes, and to round quarterly assessments to whole numbers:

Single-Family Quarterly Assessment: \$242.31 and to adjusted to whole number
Townhome Quarterly Assessment: \$1,138.86 and to adjusted to whole number
Chad seconded.

Jeff, Cindy & Patrick approved.

Steve & Brian opposed.

Motion carried.

- b. **Change Account Name:** Shannon motion to change Chart of Account 6995 Administrative to Access Gate Key Card.
Chad seconded.
All were in favor, and the motion carried.
- c. **Annual Meeting Date:** The annual meeting will be held on December 4, 2025. The information will be mailed out to the membership and posted on the community's website.

ADJOURN: Shannon made a motion to adjourn the meeting at 9:42pm. Chad seconded, and the Motion passed unanimously.