

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: March 24, 2026 **Time:** 7:30 pm

Location: 8464 Winter Garden Vineland Road, Orlando FL 32836 Building 8

MINUTES

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

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present

Chad Wilson- present

Patrick Spikes- present

Cindy Haas- present

Jeffrey Gavrich- present

Brian Curnow-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 February 24, 2026, Board Meeting Minutes. Brian motion to approve February 24, 2026, meeting minutes. Patrick seconded the motion. All in favor and 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. **Landscape Expectations:** The Board reviewed and drafted an extension of the landscaping contract outlining expectations.
Shannon made a motion to approve the expectations.
Brian seconded the motion.
All were in favor; the motion carried.
- b. **Covenant Enforcement Policy:** The association attorney revised the covenant enforcement policy, and the Board reviewed the updates.
A 14-day notice will be mailed to the membership.
The revised policy will be posted on the community website.
A formal vote will take place at the April 2026 meeting.
- c. **Current Roof Violations:** The Board discussed ongoing violations related to unapproved shingles. The Association is working with legal counsel regarding roofs at the end of their useful life.
Homeowners will be required to submit an ARB application to replace roofs using approved shingles.
- d. **Letters to Homeowners:** The Board discussed communication to the membership regarding:
Covenant enforcement policy changes
Proposed special assessment
Towing policy
A postcard directing homeowners to the website was considered.
The Board will confirm with the attorney whether this meets Florida statutory requirements.
If not, a full notice/agenda will be mailed.
- e. **Townhome Roof:** The Board is awaiting an update from the consultant to schedule an on-site meeting.
- f. **Landscape:**
Attached Homes / Common Areas / Pool:
Discussion regarding a potential special assessment to replace plant material damaged by cold weather.
No action taken.
Common Areas:

Replacement of dead plant material discussed.

No action taken.

Pool Area:

Discussed landscaping improvements for drainage.

No decision reached.

Cabana / Playground Area

- Discussion was held regarding installing a heavier lock for amenities.

Motions Approved:

- Shannon motioned to approve Honel Estimate #27324 (\$1,975) for a concrete pad for stroller parking.
 - Brian seconded; All in favor the motion carried.
- Shannon motioned to approve Honel Estimate #27334 (\$1,125) for sidewalk extension into playground.
 - Chad seconded; All in favor the motion carried.

Londale Entrance

- Landscaping changes discussed.
- No action taken.

Derexa Entrance

Discussion regarding landscaping located on homeowner property lines.

- Chad motioned to allow homeowners to maintain landscaping on their respective sides.
- Brian seconded.
- Approved by Jeff, Cindy, and Patrick.
- Shannon opposed.
- Motion carried.

- g. **Pool Shade:** Honel is working with the vendor to determine if the original pricing can be honored. Costs have increased significantly.

- h. **Playground:** Motions Approved:

Shannon motioned to approve Honel Estimate #138694 (\$1,574.80) for playground containment boards. Chad seconded; All in favor the motion carried.

Shannon motioned to approve Honel Estimate #2682 (\$816.24) to refurbish the bench. Chad seconded; All in favor the motion carried.

- i. **Curb Repair:** Damage caused by garbage trucks discussed. Shannon motioned to approve Elements proposal (\$995). Brian seconded; motion carried.

- j. **Cabana:** Need for a stronger magnetic lock discussed for all amenities.

No action taken.

- k. **Community Fence Cleaning:** Legal opinion reviewed regarding responsibility for pressure washing shared fencing. Discussion only.

- l. **Dead Tree in Conservation area:** Legal opinion reviewed.

Shannon motioned to approve Rogers Estimate #3347 (\$2,300) for tree removal. Brian seconded; Jeff, Cindy, and Chad approved this motion. Patrick opposed this motion. The motion carried.

- m. **Sports Court:** Broken screening around the tennis court discussed.

Initial motion not to repair the screen by Chad, Jeff, and Cindy. No final decision was reached at this time.

- n. **Weed Control:** Shannon motioned to approve Turf Masters Proposal #365434 (\$3,600). Brian seconded; All in favor and the motion carried.

- o. **Monument:** Board discussed deterioration of monuments. Plan to address repairs individually. No action taken.

- **Legal Update:** The Board received an update from the attorney via email regarding ongoing legal issues.

- p. **Vacant Seat:** Chad motion to appoint Ken McGowan to the board. Jeff second this motion. Brian and Cindy approved the motion. Patrick and Shannon opposed this motion. The motion carried.

ADJOURN: Shannon made a motion to adjourn the meeting at 9:45pm. Chad seconded, and the Motion passed unanimously.