

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

Date: April 28, 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- absent

Patrick Spikes- present

Cindy Haas- absent

Jeffrey Gavrich- present

Brian Curnow-present

Kenneth McGowan-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 March 24, 2026, Board Meeting Minutes. Shannon motion to approve March 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. **Covenant Enforcement Policy:** Shannon motion to approve the changes to the Covenant Enforcement Policy. There was no second to the motion; therefore, the policy will remain unchanged. The motion did not carry.
- b. **Parking Towing Policy:** The Board reviewed the Parking and Towing policy, noting the agenda was mailed to the membership with the required 14-day notice. Shannon motion to approve the Parking and Towing Policy. Brian seconded the motion. All were in favor, and the motion carried.
- c. **Current Roof Violations:** The Board is awaiting the signed agreements from the attorney.
- d. **Letters to Homeowners:** Once the Board selects a contractor for the town-home roofing project, a letter will be sent to the membership providing additional information regarding the project. The letter will be reviewed by the consultant as well.
- e. **New ARB Member:** Tabled.
- f. **Resignation of HOA Board Member:** The Board received a resignation letter from Chad Wilson. The board will send an email blast to the membership regarding the vacant seat.

Projects and Repairs

- g. **Townhome Roof:** Shannon motion to approve 3 A'S & Builders proposal for \$873,900 for the townhome roofing project. Patrick seconded the motion. Discussion followed, and the motion did not carry.

Jeff motion to obtain a new proposal without new gutters and to reuse the existing gutters. Ken seconded the motion. Discussion followed, and the motion did not carry.

Jeff proposed to obtain a new proposal that included replacing the back gutters. Ken seconded the motion. Brian approved the motion. Shannon and Patrick opposed the

motion. The motion carried. Leland Management will follow up with ATC & Associates, the consultant overseeing this project.

- h. **Special Assessment for Landscape**: The Board discussed a possible special assessment for plant material throughout the community that was damaged due to the cold weather. Discussion followed. The Board agreed to move forward with obtaining landscape design plans and competitive bids to secure the best pricing for the landscaping project before making any final decisions. (Note a change in chair) Shannon left the meeting therefore, Patrick chaired the remainder of the meeting.
- i. **Pool Shade**: Patrick motion to approve Shade Structure quote number 16801 for \$7,557.80, less the amount of the shipping cost of \$421, for the north shade structure to be paid from the Reserve Account. Brian seconded the motion. All were in favor, and the motion carried.
- j. **Pool Structure**: Patrick motion to approve Honel quote number 2748 for \$1,750 to paint the frame structure and install the new shade, to be paid from the reserve account. Brian seconded the motion. All were in favor and the motion carried.
- k. **Maglock Replacement**: The Board discussed the mag lock system in the pool area and other amenities. Discussion followed. Jeff motion to discontinue obtaining proposals for a stronger mag lock system. Ken seconded the motion. All were in favor, and the motion carried.
- l. **Sport Court Repair**: Tabled.
- m. **Ongoing Legal Update**: Tabled.

ADJOURN: Patrick made a motion to adjourn the meeting at 8:51pm. Kenneth seconded, and the Motion passed unanimously.