Please find the meeting minutes from Monday's meeting below.
Lake Sawyer South Community Association- Board of Directors Meeting
6972 Lake Gloria Blvd Orlando, Florida 32809-3200 Tiffany Castille CAM
Date: August 10, 2026, Time: 7:30 pm
Location: 7420 Derexa Drive Windermere, FL 34786 pool area

AGENDA

CALL TO ORDER: Meeting called to order by Ken @ 7:30pm
ESTABLISHMENT OF BOARD QUORUM:
PROOF OF MEETING NOTICE: Notice is posted a minimum of 48hrs prior to the meeting on the community website www.lakesawyersouth.com and the two message boards in the community (Community Pool and Community Mail Boxes)
APPROVE MEETING MINUTES: N/A
ACTION ITEMS:

· **Roofing Project:**

Jeff provided an update on the Roofing contract with Icon. Introduction of the Supremacy Agreement, how this works/overrides the traditional roof contract and is followed by the construction contract and the Letter of intent. With this inclusion, there are a total of 4 documents which needed the Presidents signature
Jeff made note of one detail that needed to be determined, the shingle color. Discussion of the Shingle color and if we wanted to change from the current color Weather-wood. The Board discussed that it was most appropriate to keep the color as set by the ARB

Ken made a motion to keep the shingle color pre set by the ARB (Weather-wood), Brian seconded the motion. Motion passed 6-0.

Discussion on schedule- it is TBD from Roofer
One change in contract noted by Jeff- All of the wood is not included- what is included is 12 sheets of plywood per building and 100ft fascia type wood per building. If material is not used it carries over to be used on the next building and so on. If they have to replace any plywood past that the labor is $75 per sheet. Jeff noted Leland will not be responsible for the payments made to Icon, HOA President will handle written checks following the completion of each building. Ken asked if a motion needed on signing the contract, determined none was needed as it was motioned and approved at the last meeting.

Landscape/Special Assessment:

Ken opened discussion on the Landscaping Proposal, starting off with a review of discussion from when we last met. Ken wanted to address questions and concerns from the last meeting. Primary reason for the emergency meeting was to get these details ironed out ASAP to provide proper updates to the community.
Ken looked into the questions of the landscaping movement of the Crape Myrtles. Ken reviewed notes from 2020/21/22- He stated that the one notation made in the notes from Jan. 26th 2021, there were no other records or mention of why and where they were moved.
Ken addressed and confirmed the Fee from Leland Management of $8,900 to facilitate the assessment collection.
Ken brought up 3-4 options up for discussion to move forward:

1: Move forward as is and implement the assessment

2: HOA partial funding of the Project

3: HOA Full funding of the project

4: HOA does nothing (not a real option)

After review and discussion on the 4 options, the board chose to move forward on #2 HOA partial funding of the project. The funds to be used are collected from Capital Contributions; these contributions can be used for this scope of work based on page 39 of the HOA documents. The funds are held in a separate account.

Brian made a motion to use the working capital funds to cover 50% of the landscaping costs across the community (50% of the $139,700), Tara seconded the motion. Motion passed 5-1 (Patrick opposed).

Discussion that the official vote for assessment will not be until October, it will be introduced at the next meeting and to meet the required timeline for notice it will be voted on the following month.

Projects and Repairs:

· **Conservation Area**

The “secret Garden”, Ken noted per legal advice the HOA needs to have an official letter sent to all homeowners and we need to notify the district on how they will want this to be handled.

Ken will have Tiffany contact the Water District to send notice and request guidance on how they want this to be addressed

We may install trail cams to identify the offender to seek/recoup costs of the damage

Ken will have Leland send official notice to community homeowners.

Ken made a motion to approve the actions listed above, it received a second. Motion passed 6-0.

Updates:

Tara noted a water main that was broken by the ATT work on the corner of 7709 Moser. Tiffany had an irrigation look at it earlier in the week and determined it was a county water main, she advised the homeowner to contact the county directly. Tara called the county on Friday, as of tonight's meeting the water main was still gushing water and will call to follow up with the county in AM.

PRESIDENT COMMENTS:

RESIDENT COMMENTS:

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

ADJOURN:

The board meeting is scheduled for the 4th Tuesday of each month.

Websites: www.LakeSawyerSouth.com ; www.LelandManagement.com

The Board of Directors and the Architectural Review Committee have made updates to the ARB Guidelines, Covenant Enforcement procedures, Parking Policy, and Community Standards. These updated documents are available for review on the Leland website listed above, and we strongly encourage all homeowners to familiarize themselves with these items.

This meeting will be conducted in accordance with Robert's Rules of Order. Each homeowner will be given three (3) minutes to speak on agenda items. We ask homeowners to raise their hand, state their name and address before speaking, and refrain from speaking out of turn. Please avoid shouting or calling out during the meeting, as this will ensure that all questions are heard clearly and that business is conducted in an orderly manner.

Board Positions Tara Kabella- Director Sean Cabral- Vice President Brian Curnow- Secretary Patrick Spikes- Treasurer Cindy Haas- Director Jeff Gavrich- Director Kenneth McGowan - President ARB Members Katrina Christiano Brian Curnow Mike Moran