

**Lake Sawyer South Community Association- Board of Directors Meeting**

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Tiffany Castille, LCAM

**Date:** September 22, 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 Tara Kabella at 7:32pm

**ESTABLISHMENT OF BOARD QUORUM:**

Sean Cabral - absent

Brian Curnow- absent

Patrick Spikes- present

Cindy Haas- present

Jeffrey Gavrich- present

Kenneth McGowan-absent

Tara Kabella- present

**Running Meeting:** Jeff motion for Tara to chair this meeting. Cindy seconded the motion. All in favor and the motion carried.

**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 August 25, 2026, Board Meeting Minutes.

Jeff moved to approve August 25, 2026, meeting minutes. Cindy 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. **Landscaping:** Jeff provided an update on landscaping throughout the community. Roger's Landscaping has installed new sod and crape myrtles.

The Board unanimously **approved holding** Roger's Landscaping invoice #3812 for \$7,500 pending further discussion. The motion carried.

Tara moved to **approve** Roger's Landscaping invoice #3825 for \$1,100. Jeff seconded the motion. All were in favor, and the motion carried.

Tara moved to **approve** Roger's Landscaping invoice #3823 for \$1,100 for irrigation repairs. Jeff seconded the motion. All were in favor, and the motion carried.

Tara moved to **approve** Roger's Landscaping invoice #3804 for \$1,200 to clean out the conservation area. Jeff seconded the motion. All were in favor, and the motion carried.

The Board unanimously **approved tabling** Roger's Landscaping quote #33831 for \$6,850 to restore the conservation area pending further discussion. The motion carried.

Jeff moved to **approve** Roger's Landscaping invoice #3760 for \$5,500 to add pavers to the putting green area, with payment from the Putting Green Reserve account. Tara seconded the motion. All were in favor, and the motion carried.

Cindy made a motion to require **only one approval**, from either Ken or Patrick, to approve invoices. Tara seconded the motion. All were in favor, and the motion carried unanimously.

- b. **Tennis Court**: The Board discussed the gate, which is not functioning properly. Tara moved to leave the gate open during operating hours while the Board obtains additional bids. Jeff seconded the motion. All were in favor, and the motion carried.
- c. **Roofing Project**: Jeff reported that Icon Roofing has completed Building One and is awaiting inspection by Orange County. The roofing committee consists of Tara, Ken, and Jeff. Once the committee receives the certificate of completion and the required documents for building one, the remaining funds for that building will be released. Tara moved to **approve** sending payments to Icon Roofing via FedEx once all required documents are obtained. Jeff seconded the motion. All were in favor, and the motion carried. Icon Roofing will begin work on Building Two.
- d. **Conservation Area**: The association removed the unapproved plants from the conservation area and notified St. Johns River Water Management District. The Board will work with Roger's Landscaping to develop a restoration plan.
- e. **Violations**: The Board placed landscaping violations on hold for 30 days due to cold weather. The Board unanimously approved sending another final notice for any landscaping violation before referring the file to the attorney for covenant enforcement. The motion carried.
- f. **Off Duty Sheriff Patrol**: The Board discussed the cost of off-duty patrols and will explore additional options to reduce costs.
- g. **Credit Card Policy**: The Board tabled the credit card policy for further review, including the use of the association's credit card at retail stores.
- h. **TH Fence Reserve**: The Board reviewed the balance of \$77,102.96 in chart of account #3120, Reserve Courtyard Fence. The Board also reviewed Honel's estimate #2831 for \$10,522.38 to repair white vinyl fences in the townhome area. The Board requested clarification regarding the 77 fence sections listed in the estimate and tabled the proposal.
- i. **Pool Pavers**: Patrick moved to **approve** Brito's Pavers proposal for \$9,060 to install pavers, and a catch basin drain. Jeff seconded the motion. All were in favor, and the motion carried.
- j. **Pool Restroom Door**: The Board discussed issues with the men's restroom door at the pool and Ken will obtain additional quotes.
- k. **Playground Gate**: This item was tabled.
- l. **2027 Budget**: The Board is reviewing the proposed 2027 budget. Once completed, the proposed budget will be mailed to the membership, however this is not a requirement per the documents.
- m. **CPA Engagement Letter**: Patrick moved to **approve** the engagement letter from Arrington and Mapili, LLC. Tara seconded the motion. All were in favor, and the motion carried.
- n. **ARB Members**: The Board discussed restructuring the Architectural Review Board. The Board will allow the new committee members time to become familiar with their responsibilities before considering changes.

**Projects:**

- o. **Honel Townhome Fence**: This was discussed above.

**ADJOURN: Cindy made a motion to adjourn the meeting at 9:09pm. Tara seconded, and the Motion passed unanimously.**