

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, MAY 25, 2021
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:30pm. The following directors were present for quorum

Denis Smith
Chris Kuhrt

Laura Weinberg
Amy Burbank

Brittany Carpenter was absent. There were five homeowners in attendance. Molly Ryan with Metro Property Management was also present

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements- Laura Weinberg announced she has accepted a contract on her home and this will be her last HOA meeting. The Board and homeowners extended their appreciation for her contributions and volunteerism.

Approval of the Agenda – On a motion duly made and seconded, it was unanimously resolved to approve the agenda.

Approval of minutes-March 23, 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 23, 2021.

Board members disclose any conflicts of interest regarding agenda items – There were no conflicts of interest regarding items on the agenda; however, Director Smith reported he has begun leasing an office space in the Metro Property Management offices.

III. SPECIAL GUEST: None Scheduled

- IV. HOMEOWNER FORUM** – One of the homeowners in attendance asked for waivers for pool guests. One homeowner asked about the status of the painting and offered to post notices throughout the community regarding the next meeting. Another homeowner requested the Board revisit the colors and feels they are too cool for the color of the roofs. One homeowner reported the landscape vendor is using a mower that is leaving clippings in the pool. Another homeowner asked to have the areas behind the garages mowed as the native has gotten very tall. Another homeowner mentioned a few trees appear dead in the community.

HOMEOWNER CORRESPONDENCE – There was no homeowner correspondence for the Board to review

- V. MANAGER'S REPORT-** The manager gave a report of items completed since the last meeting. There were no unanswered questions.

VI. FINANCIAL STATEMENT

March - Management reported the new software is great and the reports are easy to read; however, the March financials are yet unfinished due to the annexation of building 5 and the numerous closings in March. management presented a March financial draft but did not recommend the Board approve the financials until the next Board meeting.

VII. UNFINISHED BUSINESS

A. FHA Certification – FHA certification is contingent upon all documents being submitted.

B. Declaration Amendment – The court petition process is pending.

C. Status of fence repair from car damage – Management is confident the insurance company will reimburse the Association for the fence damage.

VIII. ITEMS TO RATIFY

None.

IX. NEW BUSINESS

A. 2021 Pool Rules and Registration – The Board carefully reviewed the proposed 2021 pool rules. Management reported they found another software for easier pool registration. The pool hours will be expanded to 9am to 9pm. Time slots for residents to swim will be lengthened to 3 hours. Cheri, the pool monitor, reported the residents seem to use the 2 hours slots comfortably. The Board members reported they thought the 2 hours slots were too short. The Board was asked to consider whether to open the pool before the spa re-tiling was completed. The Board decided to open the pool and have a barrier installed between the spa and pool. 3 homeowners volunteered to help with opening and closing the pool. On a motion duly made and seconded, it was unanimously resolved to adopt the pool rules, registration requirement and Covid waiver as amended.

B. Insurance renewal proposal – Management presented the renewal proposal from Farmer's Insurance effective July 3, 2021. The proposal included a 13% increase. Management reported they were looking into other markets. On a motion duly made and seconded, it was unanimously resolved to approve the renewal absent another proposal for equal or better coverage with a lower premium.

C. Landscape walk though and bush replacement - The Board members discussed walking the landscape for potential improvements. They agreed to meet at 9:00am on Wednesday June 2nd with the landscaper.

D. Roof inspection – The roofs were inspected to get a report on their current condition. Management has an extensive report showing the roofs are in good condition and do not have hail damage or other visually obvious issues. The roof vendor will supply the Association with the cost to replace the roofs in phases.

E. Painting the balconies white vs. grey – The Board decided they prefer the balcony and patio areas are painted white instead of the current body color. The patios will be lighter and appear more spacious. They are currently the body color.

E. Schedule next board meeting – The next board meeting is scheduled for Tuesday July 27th at 6:30pm and will be held over zoom.

I. Other - There were no other items brought before the Board.

X. REPORTS

ARC Committee - 5-105 Request new OTA antenna. The homeowner is appealing the contingency to install the OTA antenna on the balcony railing and reports the only location available is directly on the siding. Director Kuhrt reported he understood the homeowner's request to install an OTA antenna on the siding but reports there are other options. Management was instructed to send an introductory email to the homeowner and Director Kuhrt to arrange a meeting for further discussion.

Social Committee – No report

ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:02pm.

EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Molly Ryan

Approved by an officer