

SAVANNAH SPRING COMMUNITY BOARD MEETING MINUTES

Date: 7/21/2026

In attendance:

Evelyn Zeitz – President

Kelli Stines – VP

John Martin – Treasurer

Krissy Blevins - Secretary

Susan Tomes – Member at large

The meeting was called to order at 7:05pm. From 6:30-7pm the board heard concerns from residents in attendance.

- Following a suggestion made by a resident, the group will keep a list of its accomplishments (especially for use next year to show what we've achieved at the annual meeting). The group may need to choose a member to be in charge of keeping track.
- It was advised that all members familiarize themselves with the rules and regulations and by-laws. Krissy and John to simplify and present to the group at the next meeting.
- Krissy will obtain a "Roberts Rule of Order" to be sure we are running our meeting correctly as well as documenting correctly
- Chuck Jones and Jennifer Maxwell have been designated as representatives to assist the group as we explore our insurance options. A letter has been provided to them giving them permission to converse with insurance companies on the community's behalf. John Martin will assist and serve as the liaison between the board and Chuck and Jennifer.
- The speed bumps are gone and we have received mainly positive feedback. Krissy will follow-up with Miguel about filling the small holes left in the street as they have been a small source of concern to some. Krissy to discuss material to be used and also to see if we can use it to fill a small area of sidewalk near Chuck Jones' place where the concrete has worn away.
- Krissy will continue to work with Miguel. Evelyn will have a cooler of water outside of her garage each week for the workers. Spraying and trimming is supposed to happen this week weather depending. Krissy advised the group that trimming of the pine trees behind Southern Charm Lane will begin soon. Miguel suggests that we trim behind the condos this year because everything is so overgrown. He suggests we trim the tree line that runs behind Moss Garden next year.
- Strongroom - Kelli said everything is going fine and nothing to report.

- Late fees and dues. There were none to be discussed. Krissy mentioned it would be nice to have a volunteer to track. But Christie already does most of the tracking and will contact us when issues occur.
- Cameras and Monitoring - Kelli will follow up and contact the company to find out more about the monitoring and how to set it up on our phones. Krissy volunteered to monitor on her phone once Kelli ironed out the details.
- Maintenance Requests: Kelli will start a running spreadsheet of requests and issues.
 - The group agreed to allow Jason to complete the masonry work on 5124 Southern Charm Lane which is for sale. Christie was informed. We will not be adding vents to the roof as they have never been there in the past and we have never had an issue.
 - Susan will contact Seth Hayes and let him know that we think his bid to fix the column at the clubhouse is a bit high and that we are exploring other contractors and then will make a decision.
 - The group agreed that we will all use our connections to compile a list of possible contractors and handymen that are certified so that we can make sure we are following protocol by getting bids when necessary (for larger jobs). We also want to make sure we are getting the best prices and quality work.
 - There is a place near Chuck Jones' place that needs to be filled in on the sidewalk. Krissy to talk to Miguel to see if we can use the same filler we use on speed bump holes.
 - Krissy spoke to Miguel and will send request to Christie to have tree trimmed over backyard fence (5121 Southern Charm Lane)
 - Susan pointed out that the gutters at the garages at the condos have still not been fixed and water was gushing with our last storm. Garage 11?
 - We will be looking at bids and pricing on replacing the lights on the garages at the condos as they are old and rusted and falling apart.
 - Susan is working on improving the grates on the downstairs doors at the condos and has ordered parts to help her fix them. She is a rockstar!
 - The group will follow-up with Ada Smith's concerns (8406 Moss Garden Drive). The group will find a contractor to assess her leakage and damage situation. Depending on the findings the board may have to authorize repairs (after choosing which contractor to use) be made which is necessary but costly.
- The group agreed to take down the no parking signs at the clubhouse. Residents will be allowed to use the clubhouse for temporary parking. Details will be spelled out for residents in the newsletter, and Susan has composed a letter for those in the condos explaining how this is a solution to parking problems that have been brought to our attention. Susan has ordered signage for the three parking spaces closest to the condos that will be ONLY for

condo members. She has also ordered signage for the clubhouse to put up to make the community aware of clubhouse events so they can move their cars when necessary.

- Finances - We discussed how much money we have in reserve, and it was discussed that around \$2,000 a month should be placed in the reserve.
- Susan will be in charge of keeping the doggie bags filled at the stations at the condos.
- John will be in charge of clubhouse rentals and forms, etc.
- Susan will take inventory of the supplies we have in the downstairs basement at the condos.
- Krissy to clean up and take inventory of the office in the clubhouse. KRissy has keys to almost everything and there are more keys in the plastic box on the shelves above the computer in the office at the clubhouse.
- Christie has to attend a meeting soon but she has a conflict with our meeting next month, so we may have to consider changing the date next month to accommodate her. She is seeing what she can do on her end for now.
- Everyone received office keys. Everyone already has keys to the clubhouse.
- We took a group photo at the gazebo:)
- We will let the community know about basement storm shelter in condos in the event of emergencies. Susan said if there is bad weather, especially a tornado warning, they will make sure the storm shelter is unlocked and open.
- Our next meeting is scheduled August 18th at 6:30pm for resident concerns and 7pm for our board meeting. ***We MAY HAVE TO CONSIDER A DIFFERENT DATE because Christie must attend one of our meetings soon and this doesn't work with her schedule.***