



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd

July 17 2025, at 6:30 PM

MINUTES

Board members present constituting a quorum: DeeAnna Wright, Karen Parish, Gail Meyer and Bobbi Milla. Ron Lighthall with Bayside Management Services is in attendance.

CALL TO ORDER:

DeeAnna called the meeting to order at 6:30 p.m.

PROOF OF NOTICE:

Proof of notice was posted in accordance with the By-laws and Florida Statutes at the entrances, email and bulletin board.

APPROVAL OF MINUTES:

Karen moves to approve the minutes from the 5/15/25 meeting with spelling revisions, Bobbi seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Secretary/ARC- Bobbi reports on the progress of bids for brush clearing behind Sebastian.

Kicking Grass approved as vendor of choice pending contract.

Bobbi reports 14 ARC applications reviewed and approved

Treasurer- Karen reports the total in reserves at CCU as \$43,496.43

Karen provided charts with maturity dates and rates for current CDs. The board discussed extending and reorganizing maturity dates. The board agreed to table decision until the Maturity date.

President- Presented management contract, requested updated contract to be presented by Bayside

Management- Ron provided updates to AR report and checks received by past due.

UNFINISHED BUSINESS:

1. **Common Ground Maintenance-** covered with Secretary report

NEW BUSINESS:

Discussed legal proceeding regarding Ezell court appearance. The board discussed the email response provided by Clayton/McCulloh regarding confusion of representation and court hearing appearance.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:11 p.m.

Next Meeting – September 18, 2025

These minutes are being submitted by Bayside Management Services.