



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd

September 18, 2023, at 6:30 PM

MINUTES

Board members present constituting a quorum: Carol Chiaverini, Karen Parish, James MacDavitt, Bobbi Mila and Sara LaPointe with Bayside Management Services are in attendance.

CALL TO ORDER:

James 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 and bulletin board.

APPROVAL OF MINUTES:

Karen moves to approve the minutes from the 7/17/23 Board meeting, James seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer – Carol reports on bank balance as of the end of August and the CD balances.

UNFINISHED BUSINESS:

1. **Savannahs Enforcement-** Discussion is held regarding what is needed for a professional opinion and not being able to find an engineer to inspect and report. The Board will email a list of questions for legal to address to clarify what is needed and why. Discussion follows.
2. **Pressure Washing Common Areas-** Discussion is held regarding common area pressure washing needs; the Board will provide a list for a proposal to be obtained.
3. **Violations-** Karen provides the following homes/violations for letters to be sent:
3037 Sebastian- Left debris on common ground to the rear of the home; second letter to tenant and owner.
2836 Sebastian- Landscape needs trimming and the driveway/sidewalk needs to be pressure washed.
2947 Sebastian- The trashcans are being left at the curb; letter will be sent and code enforcement contacted.
2970 St James- The oak trees are overhanging the sidewalk (very low) and need to be trimmed.

The duck pond area is not being mowed regularly; Ground Professionals will be contacted. Discussion is held regarding updating the website and payment for IT services.

NEW BUSINESS:

1. **Proposed 2024 Draft Budget** – Discussion is held regarding expenses and proposed line items; the assessment will remain the same as 2023. Karen moves to accept the draft budget for approval in November, Carol seconds: all in favor. The budget and annual meetings are scheduled for Monday, November 13, 2023.

2. **Rental Homes** – James asks if there is a cap on the number of rentals allowed in the community; there is not. Discussion held regarding how to amend the documents to limit rentals. The Board will assess. Discussion is held regarding the pending sale of the Zolt home on Alecia Lane; the sale date is the end of October.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:09 p.m.

QUESTIONS FROM THE FLOOR:

- Mr. Mila asks about resurfacing a driveway and sealing the fence. Fencing may not be painted but clear sealer is allowed. An application is needed for the driveway work.
- An owner advises she cleaned up the three medians owned by the Savannahs that are not being maintained. Many people are frustrated by the lack of maintenance.
- Sharon advises she has spoken with the City regarding reclaimed water again; discussion follows.
- Further discussion is held regarding irrigation of common areas, areas owned by the Savannahs and the ponds.

Next Meeting – November 13, 2023

These minutes are being submitted by Bayside Management Services.