



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef O'Brady's 3030 Lake Washington Rd
September 19, 2022, at 6:30 PM
MINUTES

Board members present constituting a quorum: James MacDavitt, Carol Chiaverini, Dee Anna Wright, Karen Parish, 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:

Carol moves to approve the minutes from the 7/18/2022 Board of Director's meeting, Karen seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer – Carol reports on bank balance from August: the Operating account balance is \$51,812.16 and the CD's in reserve have a total of \$40,938.28.

ARC – Carol discusses the ARC applications submitted and approved: one application is being denied for lack of information requested.

Management- Sara advises the inspection will be performed at the end of the month.

UNFINISHED BUSINESS:

1. **Appoint Board Member**– Discussion held; tables for the annual meeting and election.

NEW BUSINESS:

1. **Design Standards** – Carol discusses the process to update the design manual; there is a typo on page 2 that will be corrected. Karen moves to adopt version 13 of the Design Standards, Dee Anna seconds; all in favor. The new manual will be mailed with the budget/annual meeting notices. Discussion follows.
2. **Savannahs Enforcement**- Carol advises two Board members are participating in a conference call with legal and the Savannahs representative to discuss the lack of maintenance. They will seek to have all issues corrected or follow through with the lawsuit. Discussion follows.
3. **Draft 2023 Budget Discussion**- Sara provides information on the proposed budget; the Board is in agreement. Carol moves to approve the draft for mailing and formal approval at the November meeting, Dee Anna seconds; all in favor.
4. **Tree Trimming**- Discussion regarding trimming trees along Alicia and St Johns.
5. **Violations**- Mr. Lackie will be sent a letter notifying him that the violations have been cleared. Discussion held regarding inspections.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 6:53p.m.

QUESTIONS FROM THE FLOOR:

- Homeowner comments about a pile of tree trimming debris on Alicia and the Zolt home being in such poor condition. She asks about parking in the street.
- Discussion is held regarding rentals.
- An owner advises the neighbor at 2464 Coral Ridge is an eyesore; it has been sent multiple violation letters. She asks about an owner directory; Karen is in the process of updating.
- An owner asks if there are any restriction on fake plants in landscape beds; there are not.
- Discussion is held regarding mailboxes.

Next Meeting – November 21, 2022

These minutes are being submitted by Bayside Management Services.