



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef o'Brady's 3030 Lake Washington Road
July 15, 2019 at 6:30 PM

MINUTES

Board members present constituting a quorum: Tim, James, Sharon, Carol, and Karen
Sara LaPointe with Bayside Management Services is in attendance.

CALL TO ORDER:

Tim called the meeting to order at 6:32 p.m. at 3030 Lake Washington Rd, Melbourne, FL

PROOF OF NOTICE:

Proof of notice was posted in accordance with the By-laws and Florida Statutes.

APPROVAL OF MINUTES:

Sharon moves to approve the minutes from the March 27, 2019 Board Meeting and the May 20, 2019 Board Meeting, Carol seconds; all in favor.

OFFICER / COMMITTEE REPORTS:

James advises he attended a seminar and found the information useful; he asks the Board to consider a community garage sale and will assess community interest by sending an email.

Finance- Carol reports as of the end of June the operating account balance is \$49,042.98.

ARC- Sharon advises there have been about ten applications since the last meeting and reminds everyone to submit supporting information with the application (color etc).

Management- Sara advises Charlotte has performed the inspection and issued letters; the inspection report has been revised for better tracking.

UNFINISHED BUSINESS:

- 1. Irrigation-** Sara advises four additional companies were contacted but only one provided a proposal along with an additional proposal from the City for additional reclaimed water connections. Sharon discusses the information received; a bid for reclaimed water is needed from Alicia to Parkway. Discussion follows.

2. **Common Ground Trimming-** Sara advises five companies were contacted but only two provided bids; this is the busy season for companies. Discussion follows regarding bids and costs involved. Additional bids will be sought.
3. **Records Storage-** Sara brought three boxes of records to provide to the Board following the meeting.

NEW BUSINESS:

1. **Meter Pedestal-** A bid has been obtained to replace the deteriorating meter pedestal at St Johns way pump station. The cost from Dynamic Electric is \$550; discussion held regarding replacement or the potential to simply disconnect power if not needed.
2. **Common Ground Maintenance-** Discussion is held regarding common grounds maintenance; there are a couple oaks that have been flagged around the pond that need to be trimmed and the entry near Longview needs maintenance and regular upkeep. Sara will contact Grounds Professional.
3. **Tree removal request-** Sharon discusses an ARC application received for an owner to remove a tree in their front yard that doesn't seem to be causing issues as well as a tree in the common area near her home that is creating problems for her home. Carol moves to allow the owner to remove the common tree at her expense, Tim seconds; all in favor. The request to remove the tree in her own yard is denied.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:05p.m.

QUESTIONS FROM THE FLOOR:

- Bill asks about the common ground trimming expenses; discussion follows. Discussion is held regarding a common ground area that needs to be mowed- Sara will speak with Grounds Professional.
- Kim asks about installing a new roof and repainting the home. Discussion is held regarding the easement behind her home and power lines that need vegetation trimmed. She has called FPL.

Next Meeting – September 16, 2019

These minutes are being submitted by Bayside Management Services.