



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd

May 17, 2021 at 6:30 PM

MINUTES

Board members present constituting a quorum: Sharon, Tim, and Karen

Sara LaPointe with Bayside Management Services is in attendance.

CALL TO ORDER:

Tim 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.

APPROVAL OF MINUTES:

Karen moves to approve the minutes from the 3/15/21 meeting with corrections, Sharon seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Management- Sara reports twelve demand letters have been sent to owners in arrears.

UNFINISHED BUSINESS:

1. **Bulletin Board-** Discussion is held regarding the bulletin board that was proposed to be installed: that sign was too small and was not installed. The handyman will be asked if he is willing to renovate the existing bulletin board.
2. **Savannahs legal follow up-** Discussion is held regarding the owner of the Savannah's response to the legal letter sent. There are still issues with all areas of maintenance: irrigation, streetlights, pool, fountains, and trimming needed. Clayton & McCulloh will be asked to send a follow up letter.
3. **Lien Status-** Discussion is held regarding the status of the Zolt home; a lien foreclosure will not be performed at this time, but the lien is valid. The bank has assigned a servicing company to the property and considers it abandoned; there is no information if they will proceed with a foreclosure or when.
4. **Inspections-** The last inspection was performed April 5th; discussion is held regarding fences in poor condition that are not visible during the regular inspection. A walking inspection will be performed with a board member of those areas to send owner maintenance letters. There is still one home that has a wire fence in place. It is time for Clayton & McCulloh to send legal follow up letters to several owners that have not resolved issues; Lori will perform a final inspection first.

There is a common area at Sebastian and St James that stays wet but needs to be maintained. Sara will notify the grounds company.

NEW BUSINESS:

1. **Resignation**- Carol Chiaverini resigns from the Board.
2. **Board Appointment and restructuring**- Tim moves to appoint James and Dee Anna to the Board, Sharon seconds: all in favor. Tim moves to appoint Sharon as Treasurer and Dee Anna as Director, Karen seconds: all in favor.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:00p.m.

QUESTIONS FROM THE FLOOR:

- None

Next Meeting – July 19, 2021

These minutes are being submitted by Bayside Management Services.