



James Landing Property Owners' Association, Inc.

Annual Meeting

Wickham Park Community Center

2815 Leisure Way, Melbourne, FL

November 18, 2024 at following the Budget Meeting

MINUTES

Board members present constituting a quorum: DeeAnna Wright, Bobbi Milla, Gail Meyers and Karen Parish Sara LaPointe with Bayside Management Services is in attendance along with several owners.

DeeAnna asks Board members and management to introduce themselves.

CALL TO ORDER:

DeeAnna called the meeting to order at 6:45 p.m. at 2815 Leisure Way, Melbourne, FL

PROOF OF NOTICE:

Proof of notice was mailed 10/18/24 and posted in accordance with the By-laws and Florida Statutes.

QUORUM:

There were 141 owners present in person or by proxy therefore a quorum was achieved to hold the meeting.

READING OF PRIOR MINUTES:

Carol moves to waive the reading and approve the minutes from the annual meeting held on 11/13/23, Sharon seconds; all in favor.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

Officer Reports-

President: DeeAnna thanks everyone for the job well done cleaning up after Hurricane Milton. She also thanks everyone: members, board members and volunteers for collecting proxies. The Annual Assessment has not increased for 2025. She reminds everyone to take security measures such as leaving exterior lights on, locking vehicles and keeping garages closed as well as reporting suspicious activity to MPD.

Treasurer: Gail provides a financial report as of the end of October.

Secretary: Bobbi reports she is keeping the website updated.

ARC: Bobbi reports all applications have been reviewed and the committee is current.

Appointment of Chairman of Inspector of Elections-

Sara with Bayside Management advises this is not necessary due to there being no candidates for the Board at this time therefore no election is needed. The current Board is willing to serve again and she asks for volunteers from the floor to fill the vacant position. There are no volunteers at this time. The Board will be DeeAnna Wright, Karen Parrish, Bobbi Milla and Gail Myers.

Amendment Vote-

Sara thanks everyone again for being at the meeting and collecting proxy votes from neighbors. The results are as follows regarding the amendments (#1 being swimming pools and #2 being rental restrictions): There are 137 votes IN FAVOR of the pool amendment and there are 129 votes IN FAVOR of the rental amendment. The amendments both are passed by the required number of members.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 6:58 p.m.

COMMENTS FROM THE FLOOR:

- Kathy advises she was on the founding Board; she thanks everyone that serves.
- Many owners thank the Board for their hard work and time.
- An owners asks about submitting an ARC application for repainting their home.
- Discussion is held regarding collection accounts and payment options.
- The website is: James-Landing.com

These minutes are being submitted by Bayside Management Services.