



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef o'Brady's 3030 Lake Washington Road
January 20, 2020 at 6:30 PM

MINUTES

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

CALL TO ORDER:

Tim called the meeting to order at 6:33 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:

Carol moves to approve the minutes from the 11/18/19 Budget and 11/18/19 Organizational, Sharon seconds; all in favor.

OFFICER / COMMITTEE REPORTS:

Finance- Carol reports as of the end of December the balance in the bank account was \$53,446.55.

Management- Sara reports on inspections.

UNFINISHED BUSINESS:

- 1. Irrigation-** Discussion held on repair needed that has been an issue for quite some time; the cost of the proposal is \$800. Sharon moves to approve the repair, Carol seconds; all in favor.
- 2. Common Ground Trimming-** Sara provides information from Myer's Inc regarding three additional proposals in various areas of common ground trimming. Discussion follows. Tim moves to proceed with all three proposals for a total of \$15,000.00, Sharon seconds: all in favor. Carol recommends a maintenance schedule be developed following the clean out to ensure the areas are maintained in a reasonable condition.
- 3. Meter Pedestal-** Sara reports FPL disconnected the power and a handyman was hired to remove and dispose of the pedestal. This has been resolved.
- 4. CD Investment-** Carol reports on a schedule of CD's to invest reserve funds that will provide the best availability and interest. Discussion held. Carol moves to invest with Community Credit Union on a tiered schedule, Tim seconds: Aye- Sharon, Carol, Tim, James; Karen abstains. Motion carries.

NEW BUSINESS:

1. **MRTA-** Sharon advises the Marketable Record Title Act must be discussed by the Board at the first meeting following the annual meeting and that it involves renewal of the Covenants. The Covenants for James Landing were reviewed and renewed in 2017; there is another twenty-nine years to go.
2. **Insurance Renewal-** Sara advises she had Ranew Insurance review the insurance renewal and they advised the coverage and cost was adequate and reasonable. They do not recommend any changes at this time. Sharon moves to renew the insurance policies thru the Gaylor agency, Carol seconds: all in favor.
3. **Website Maintenance-** Carol has spoken with the person performing website maintenance and he is willing to continue for an annual cost of \$75. Carol moves to approve this expense, Sharon seconds: all in favor.

Discussion is held regarding non-operational streetlights owned by the Savannahs.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:13p.m.

QUESTIONS FROM THE FLOOR:

- Resident advises he will be trimming common ground vegetation from his property and fence line.
- Resident discusses individual light posts; reports the weeds in the common areas are overgrown; she asks more about the CD's being investigated and commends the Board for having the insurance reviewed.
- Resident asks about 2402 St Johns- it is very dry. A letter will be sent.
- Discussion is held regarding the City only partially repaving streets.

Next Meeting – March 16, 2020

These minutes are being submitted by Bayside Management Services.