



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef o'Brady's 3030 Lake Washington Road

January 23, 2019 at 6:30 PM

Minutes

Call to Order: The Board of Directors Meeting was called to order at 6:35 PM.

Directors Present: Present were Tim Flowers, Sharon Glisson and Karen Parish. Also present was Charlotte McEwen of Bayside Management Services.

Proof of Meeting Notice: Notice was placed in the community sign board, signs place and notice was sent via email as per community documents.

Approval of Minutes: December 19, 2018 meeting: Motion was made by Sharon to approve the minutes as presented, the motion was seconded by Karen, the motion carried with all in favor.

Officer and Committee Reports:

Karen ordered replacement "No Fishing" signs for the lakes.

Management reports

The current operating account balance as of 12/31/18 was \$31,996.19, there is \$20,125.12 in assessments collected for 2019. The expenses for the year were \$33978.01 which is better than budget by \$11,326.99.

Review of Violation actions: Inspections are made by management every three months. There have been fewer letters recently. The first letter is sent, then another letter may be sent if the violation is not corrected. The second letter states that the violation must be corrected in 10 days, and if not the matter will be referred to the attorney to send a demand notice. The attorney will need to be paid by the homeowner in order for the matter to be closed.

Unfinished Business

Carol reported that the website is working nicely and there are a good number of residents that have provided email for notifications. Carol requests that the approved minutes be forwarded to her in PDF format so that the approved minutes can be posted.

New Business

MRTA update – Sharon reported that there may be ongoing MRTA renewals necessary as directed by HB617. Further investigation is necessary as to the requirements.

Review bids and select a new landscape contractor: Proposals were submitted by US Lawns for \$1175 and Ground Professionals for \$1337.5, Paradise Lawns was also asked to submit a bid, but a bid was not submitted, no explanation.

As US Lawns has not been satisfactory, Motion was made by Sharon to approve the changing of the lawn service to Ground Professionals at the cost of \$1275 per month starting March 1, 2019, the motion was seconded by Tim, the motion carried with all in favor.

Approve power washing of sidewalks along Longview: This has been tabled as the area may be small enough for volunteers to take care of it.

Continuing to work with the City and lawn service for additional access to the reuse water for the common areas, so as not to rely on the Savannahs for any area.

Adjournment: The meeting was adjourned with all in favor at 7:28pm.