



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd

September 20, 2021 at 6:30 PM

MINUTES

Board members present constituting a quorum: Sharon Glisson, James McDavitt, and Tim Flowers. Sara LaPointe and Lori Zawiski with Bayside Management Services are 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 at the entrances and bulletin board.

APPROVAL OF MINUTES:

James moves to approve the minutes from the 7/19/21 meeting, Sharon seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer- Sharon reports on the August bank statements.

Management- Sara reports on collection accounts and inspections performed. Discussion held regarding violations.

UNFINISHED BUSINESS:

1. **Bulletin Board-** The deposit check has been sent and the bulletin board is on order.
2. **Savannahs legal follow up-** Sharon advises she is waiting to speak with Ground Professionals to provide specific information to legal counsel regarding repairs needed. Sara will reach out to them.
3. **Common Ground Improvement-** Dave Steinleitner provides information on a monument sign proposal from Sign Access. He discusses the need for a multi phase project to include electrical, pump/well installation, the sign, landscaping and lighting. The Board discusses.

NEW BUSINESS:

1. **Inspection Frequency-** Sharon discusses the frequency of inspection and how long it takes before legal action is taken for non-compliance. Currently inspections are performed quarterly; the Board agrees at least bi-monthly is needed with a quarterly walking inspection of rear property lines that abut common ground. Sara will provide a revised proposal.
2. **2022 Draft Budget-** Discussion is held regarding the draft budget; in order to plan for common ground improvements and increased inspections a revision will be done raising the assessment to either \$225 or \$230. Discussion follows.

ADJOURNMENT:

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

QUESTIONS FROM THE FLOOR: None

Next Meeting – November 15, 2021. These minutes are being submitted by Bayside Management Services.