



**James Landing Property Owners' Association, Inc.**  
**Board of Directors Meeting**  
**Beef O'Brady's 3030 Lake Washington Rd**  
**July 18, 2022, at 6:30 PM**  
**MINUTES**

Board members present constituting a quorum: James MacDavitt, Carol Chiaverini, Dee Anna Wright, Karen Parish, 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:**

Dee Anna moves to approve the minutes from the 5/16/2022 Board of Director's meeting, Carol seconds; all in favor.

**OFFICER / COMMITTEE / MANAGEMENT REPORTS:**

**Treasurer** – Carol reports on bank balance and states the certificates are rolling over.

**ARC** – Carol discusses the ARC applications submitted and approved.

**Management**- Lori reports on Inspection performed 7/13/2022; discussion follows.

**UNFINISHED BUSINESS:**

1. **Board decision on homes in violation to legal** – Discussion follows; Dee Anna makes a motion to send pounder legal letter to 2436 Coral Ridge and 2500 Coral Ridge, Carol seconds; all in favor. Carol motions to have attorney send a pounder legal letter to American Homes for Rent and Invitation Homes for all homes in violation requesting the attorney to include all homes on one letter. Discussion follows: Dee Anna seconds; all in favor.
2. **Revise mailbox and fence standards** – Carol is working on the revision; Discussion follows.

**NEW BUSINESS:**

1. **Tim Flowers, Board President Resignation** – Discussion follows: The board asks if any other board members would volunteer for the position of president, no other board member accepts the position at this time. Board member position remain the same.

**ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 7:22 p.m.

**QUESTIONS FROM THE FLOOR:**

- Homeowner Sharon asked about the Savannahs and requests update regarding lawyer's progress. Discussion is held.
- Homeowner Sharon request trees be trimmed on Alicia Lane's common areas. Discussion follows.

Next Meeting – September 19, 2022

These minutes are being submitted by Bayside Management Services.