



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd

January 15, 2024, at 6:30 PM

MINUTES

Board members present constituting a quorum: DeeAnna Wright, Carol Chiaverini, Karen Parish, Bobbi Mila and Sara LaPointe with Bayside Management Services are in attendance.

CALL TO ORDER:

DeeAnna 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:

Carol moves to approve the minutes from the 11/13/23 Budget meeting and the 11/13/23 Organizational meeting, Karen seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer – Carol reports on bank balance as of the end of December and the CD balances.

Management- Sara provides information on the accounts receivable at the end of 2023; discussion held. Karen moves to approve legal to proceed with lien foreclosure as needed if account is not paid in the proper time, Carol seconds; all in favor.

UNFINISHED BUSINESS:

1. **Savannahs Enforcement**- Discussion is held regarding irrigation repairs and the possibility of James Landing proceeding to repair the Savannah's portion. A meeting will be requested with Ground Professionals to see if it's even possible; Carol will assist.
2. **Tree Trimming**- Carol and Sharon will send a list of trees that need to be trimmed.
3. **Pressure Washing Common Areas**- Discussion is held regarding pressure washing needs; the sidewalk along Longview and north section of Coral Ridge will be cleaned.

Discussion is held regarding lights that are out and owned by Savannahs.

NEW BUSINESS:

1. **Resignation** – Carol advises that following the March meeting she will be resigning from the Board. Discussion follows.
2. **Rental Amendments** – DeeAnna discusses attempting to amend the Covenants to implement rental restrictions for the community to maintain the integrity of the community along with property values. An amendment requires 51% affirmative vote to approve. Discussion is held regarding ways to restrict rentals such as a percentage cap to the number of rentals or a restriction on new owners to not renting their home for the first

two years of ownership. Discussion is held regarding initially surveying the community to gauge interest in the implementation of guidelines. Sara will draft a survey for the Board to review and approve for mailing.

3. Violations- Karen provides the following homes/violations for letters to be sent:

2866 Sebastian- The home is a rental and is in serious disrepair. A strongly worded letter will be sent.

2817 Sebastian- This home was approved to repaint the home but the owner appears to have just done spot touch ups. A letter will be sent that the current paint job does not comply with the ARC approval and the home needs to be repainted in its entirety.

4. ARC- DeeAnna is resigning from the ARC; discussion follows on who will be on the ARC. Carol moves to appoint Willy Ethier to the ARC, Karen seconds; all in favor. The ARC will consist of Bobbi, Karen and Willy.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:20 p.m.

QUESTIONS FROM THE FLOOR:

- Mr. Ethier discusses sidewalk pressure washing and tree trimming.
- Mrs. Ethier asks about the history of the Savannahs.

Next Meeting – March 2024

These minutes are being submitted by Bayside Management Services.