



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef o'Brady's 3030 Lake Washington Road
May 20, 2019 at 6:30 PM

MINUTES

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

CALL TO ORDER:

Tim called the meeting to order at 6:32 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:

The March minutes are not ready to be approved; Sara will send them to the Board for a final review and approval at the next meeting.

OFFICER / COMMITTEE REPORTS:

Finance- Carol reports as of the end of April the operating account balance is \$49,737.91. Discussion held regarding monthly financials- bank statements are needed.

UNFINISHED BUSINESS:

1. **Irrigation-** A proposal was received from Grounds Professional earlier in the day, but it may not be complete. Discussion follows regarding the issues at hand; additional bids will be obtained.

NEW BUSINESS:

1. **Violations-** Carol discusses the violation letters sent out and would like to see better tracking; Sara will work with Charlotte on the report provided. Discussion is held regarding the non-compliant mailbox post.
Discussion is held regarding the community website and getting information out to owners.
2. **Common Ground Trimming-** Sharon reports there have been complaints regarding areas of common grounds between homes that have not been maintained. There are extensive areas of overgrowth along the perimeter of the property as well. The Board will obtain proposals to thin the areas and remove invasive plants as well as proposals for periodic upkeep. Discussion is held regarding the scope of work and potential cost.

3. **Registered Agent-** Sharon advises Clayton & McCulloh have been the registered agent for many years and it may be time to update that. Carol moves to change the registered agent to Bayside Management and update sunbiz records, Sharon seconds; all in favor.
4. **Storage of Records-** Sharon advises there is a monthly storage fee for historical records. She suggests reviewing the records and trying to reduce the amount if possible. Sara reminds the Board per FL Statute paper records must be kept for seven (7) years.
5. **HOA FL Statute Organizational Book-** Sharon advises at the last seminar she attended provided by Clayton & McCulloh they presented a bound organizational book of FL Statutes that pertain to Homeowners Associations. Carol moves to reimburse Sharon for the purchase of the book, James seconds; all in favor.
6. **Insurance Renewal-** Sharon discusses insurance renewal which is not until February 2020 but is concerned that the policies may not be sufficient. Sara suggests an audit of the policies. Sharon moves to review the insurance, Carol seconds; all in favor.

QUESTIONS FROM THE FLOOR:

- James comments there was a meth lab discovered locally that was shut down.
- Carol reminds everyone how to contact code compliance for problems.

Next Meeting – July 15, 2019

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:36p.m.

These minutes are being submitted by Bayside Management Services.