



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef O'Brady's 3030 Lake Washington Rd
May 20, 2024, at 6:30 PM

MINUTES

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

CALL TO ORDER:

DeeAnna called the meeting to order at 6:31 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:

DeeAnna moves to approve the minutes from the 3/18/24 meeting, James seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer – Karen reports on the CD balances; discussion held regarding financials and when they are provided. The financials include bank statements.

Secretary- DeeAnna thanks Bobbi for all her work on the website and the community reminders.

Management- No report.

UNFINISHED BUSINESS:

1. **Rental Survey Results**- Sara provides information regarding seven additional surveys received and total numbers to date. Discussion is held regarding what to present to legal in writing an amendment proposal. The Board agrees to request the following be included if possible:
 - 2 year hold on renting following purchase; a deeded owner must live in the property or it must remain vacant.
 - This does not impact transfer by estates (death) or military members
 - Following the moratorium the lease term must be a minimum of one year
 - Must provide a copy of the lease to the Association.
2. **Accounts Receivables**- Sara provides a report on outstanding assessments. Discussion held.
3. **Tree Trimming**- Discussion held regarding an owner request for a tree to be trimmed; the tree is on private property and not the Association's responsibility.

NEW BUSINESS:

1. **Board vacancy** – Carol resigned following the March meeting. Gail Meyer has volunteered to serve as Treasurer. Karen moves to appoint Gail to the Board as Treasurer, James seconds; all in favor.

James advises he will be out of state for much of the summer including the July meeting.

Discussion regarding common area irrigation; the timer needs to be checked and potentially adjusted.

ADJOURNMENT:

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

QUESTIONS FROM THE FLOOR:

- Gail asked about using a percentage cap on rentals; this was previously discussed.
- An owner asks about submitting an ARC for fencing; discussion follows.

Next Meeting – July 2024

These minutes are being submitted by Bayside Management Services.