



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef O'Brady's 3030 Lake Washington Rd
September 21, 2020 at 6:30 PM

MINUTES

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

CALL TO ORDER:

James 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.

APPROVAL OF MINUTES:

Sharon moves to approve the minutes from the 7/20/20 Board meeting, Carol seconds; all in favor.

OFFICER / COMMITTEE REPORTS:

Vice President- No report other than he is still investigating installation of hurricane shutters with the City of Melbourne. James advises he has been told that they can be installed during hurricane season and left in place but should be removed following the end of the season but may not be enforced if they do not remove. Discussion follows.

Secretary- Karen advises the updated directory and map has been posted on the website.

Finance- Carol advises the June 30th operating account balance was \$87,731.89, July 31st operating account balance was \$87,404.16 and the August 31st operating account balance was \$43,901.63. The difference in August was due to investing monies in CD's at Community Credit Union as previously approved by the Board.

ARC/Director- Sharon reports there have been several ARC applications. She advises the grounds company met with the Savannah's irrigation company to review the irrigation on the property. That company presented a proposal to the Savannah's that was denied. Ultimately legal advice might be needed to resolve the matter but the Board will try to reach out to the Management of the Savannah's one last time. The banana trees were removed from common ground and the stumps sprayed to help prevent re-growth. A home with deceased owners is still in 'limbo' with no action on it.

Management- The quarterly covenant enforcement inspection has been performed and letters issued. Many of the homes sent to legal for enforcement have resolved their issues.

UNFINISHED BUSINESS:

1. **CD Investments-** Previously discussed.
2. **Review of Governing Documents-** This has been tabled and will be removed from the agenda.

NEW BUSINESS:

1. Bulletin Board- Carol moves to replace the bulletin Board, James seconds; discussion follows. Sara will obtain a bid and the Board will obtain a bid from a member of the Association. All in favor.
2. 2021 Proposed Budget- Discussion follows. The Board approves the budget as presented for mailing to the membership there will be no change in the annual assessment.
3. Grounds Complaints- Karen advises a new resident has installed painted tires in the front yard as planters without ARC Approval. A letter will be sent as there was no application and the project is not in compliance with the overall look of the community at large. Discussion is held regarding home businesses and what is allowed or not allowed.

ADJOURNMENT:

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

QUESTIONS FROM THE FLOOR:

- An owner asks about the vegetation cleared out of common areas; discussion held.
- An owner asks if the Schefflera removed from a common area will be replaced; it will not.

Next Meeting – November 16, 2020: annual meeting and budget meeting

These minutes are being submitted by Bayside Management Services.