



**James Landing Property Owners' Association, Inc.**  
**Board of Directors Meeting**  
**Beef O'Brady's 3030 Lake Washington Rd**  
**March 20, 2023, at 6:30 PM**  
**MINUTES**

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

**CALL TO ORDER:**

Dee Anna 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:**

Sara reads the minutes from January. Carol moves to approve the minutes from the 1/16/23 Board meeting, Karen seconds; all in favor.

**OFFICER / COMMITTEE / MANAGEMENT REPORTS:**

**ARC** – Carol reports there have been ten (10) applications received since the last meeting. She resigns as the Chair of the ARC and discusses homes that are moving forward with work prior to applying. The following homes need letters for the work notated: 2508 Coral Ridge (Fence, blue driveway, trees removed and not replaced), 2931 St James (fence). The inspection report is discussed and the Board requests the former format be used that includes the historical information.

**Treasurer** – Carol reports on bank balance as of today and the CD balances.

**Management**- Previously discussed.

**UNFINISHED BUSINESS:**

1. **Savannahs Enforcement**- The final letter is discussed and modifications made. Discussion is held regarding legal fees, proceeding with the suit and engineering costs. Karen and Bobbi are seeking engineers for proposals.

**NEW BUSINESS:**

1. **ARC Chair** – Discussion is held regarding the role of the Chair. There are three people currently on the Committee. Dee Anna volunteers to act as Chair and will work with Management on processing applications.
2. **Grounds Maintenance**- Discussion regarding grounds maintenance and oak trimming.

Karen advises a home that was listed for sale due to outstanding taxes has made a tax payment therefore the sale was cancelled. She recommends MPD be called if the dogs associated with the home are seen loose as they have bit several residents.

**ADJOURNMENT:**As there was no further business, a motion was duly made and seconded to adjourn at 7:19p.m.

**QUESTIONS FROM THE FLOOR:**

David comments that there is a dead tree by the entry; it is the Savannahs responsibility.

Next Meeting – May 15, 2023

These minutes are being submitted by Bayside Management Services.