



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef O'Brady's 3030 Lake Washington Rd
January 13, at 6:30 PM

MINUTES

Board members present constituting a quorum: Gail Meyer, Karen Parish and Bobbi Milla.
Ron Lighthall with Bayside Management Services is in attendance.

CALL TO ORDER:

Bobbi 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, email and bulletin board.

APPROVAL OF MINUTES:

Karen moves to approve the minutes from the 9/18/25 Board Meeting : 11/20/25 Budget Meeting 11/20/25 Organizational Meeting , Gail seconds; all in favor.

BOARD APPOINTMENT: Willy Ethier is nominated and accepts a Board position as Director.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

ARC- Reports: one application for windows (approved)

Treasurer- Karen reports the CCU as \$1627.15 in annual interest profits

Karen provided charts with maturity dates and rates for current CDs. The board discussed extending and reorganizing maturity dates. The board will determine the best option for four CDs pending expiration.

President- Truist payment system positive feedback, Ron will check Website updates.

Management- Ron provided updates regarding legal for the ARC regarding the front yard fence.

UNFINISHED BUSINESS: Addressed under officer / committee report

NEW BUSINESS:

- a. MRTA disclosure per statute, does not affect James Landing
- b. Board Cert. for new board members: Ron will send links for classes.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 6:51 p.m.

Next Meeting – March 10,2026

These minutes are being submitted by Bayside Management Services.