



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef O'Brady's 3030 Lake Washington Rd
May 15, 2023, at 6:30 PM

MINUTES

Board members present constituting a quorum: Dee Anna Wright, Carol Chiaverini, Karen Parish, James MacDavitt, 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:

Carol moves to approve the minutes from the 3/20/23 Board meeting, Dee Anna seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer – Carol reports on bank balance as of the end of April and the CD balances.

ARC – Dee Anna reports there have been several applications since the last meeting.

Management- Sara reports the last inspection was performed and letters send. The 2022 Taxes were filed in proper time.

UNFINISHED BUSINESS:

1. **Savannahs Enforcement**- There has been no progress in finding an engineer willing to perform an inspection; the Savannahs has had several code violations from the City of Melbourne and is potentially being fined. Outstanding items are discussed. Sara is asked to reach out to legal to find out the next possible steps.

NEW BUSINESS:

1. **2639 Alicia** – Dee Anna discusses an email from the owner of this home that borders common property that is presumably having difficulties in fence companies locating her property line due to potential overgrowth. Discussion follows regarding what is or isn't the Association's responsibility. Management will confirm that Ground Professionals is spraying to help reduce growth in the common natural areas; DeeAnna will speak with the homeowner.

Karen discusses the problem with solicitation in both mailboxes and dropped onto driveways.

2866 Sebastian is a problem rental owner by an investment company. A final letter will be issued if not done yet.

ADJOURNMENT:As there was no further business, a motion was duly made and seconded to adjourn at 6:55 p.m.

QUESTIONS FROM THE FLOOR:

- Discussion is held regarding bagged yard debris left in a Coral Ridge common area.
- Dave asks regarding previous discussion of installing a monument sign for the community. The Board advises the Savannahs issued have taken precedence and insurance costs going up used some of the project money allocated.
- Sharon asks if rear fences as viewable from the street (or adjacent streets) could be looked at during the next inspection for maintenance needs.

Next Meeting – July 17, 2023

These minutes are being submitted by Bayside Management Services.