



**James Landing Property Owners' Association, Inc.**  
**Board of Directors Meeting**  
**Beef O'Brady's 3030 Lake Washington Rd**  
**July 17, 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:**

DeeAnna 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 5/15/23 Board meeting, DeeAnna seconds; all in favor.

**OFFICER / COMMITTEE / MANAGEMENT REPORTS:**

**ARC** – Dee Anna reports there have been three applications since the last meeting; two approved and one denied due to requesting common ground access to build a pool. The owner was asked to resubmit without use of common ground.

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

**Management**- Sara reports on outstanding accounts receivables; there are fourteen unpaid 2023 assessments. Demand letters have been sent and she will advise upon completion of the 30 day time frame for collection needs.

**UNFINISHED BUSINESS:**

1. **Savannahs Enforcement**- Carol reports on the deficiencies by the Savannahs in their lack of maintenance as far as the Joint Use Agreement in place. The Association has sent several letters along with legal sending letters; most recently a suit has been filed but engineering is needed to substantiate the Association's claims. There have been difficulties in finding an engineer to perform a infrastructure inspection and report. Sharon suggests using an irrigation specialist for that portion; she will also meet with the city for an updated proposal to put the common irrigation on reclaimed water. Discussion is held.
2. **2639 Alicia Lane**- Dee Anna advises she met with the owner to discuss their concerns regarding the preserve that abuts their rear property line. Discussion is held regarding the cost of the last major cleanout; that it was the first clean out performed since the community was built; how frequent it should be done etc. The Board agrees it is not time to do another clean out but the quarterly spraying will continue to help keep the ground growth and vines low.

**NEW BUSINESS:**

1. **Volunteer Clean up Day** – Dee Anna advises Bobbi presented an idea to hold a volunteer cleanup day; unfortunately it is not believed that many people would participate but maybe would be considered in cooler weather with a specific project in mind.
2. **Sidewalk pressure washing** – Karen recommends have certain common sidewalks pressure washed in the fall following the rainy season.

Discussion held regarding 2402 St Johns installing new turf without ARC approval; an “oops” letter will be sent with an application to complete and return.

**ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 7:09 p.m.

**QUESTIONS FROM THE FLOOR:**

- An owner advises following her roof installation there was stucco work that was needed. The stucco has been done and she will touch up paint upon it curing.
- Discussion is held regarding the ponds and algae growth. The heat and rain are all contributing factors but the aquatic company was notified of concerns in the last couple of weeks.
- Discussion is held regarding the abandoned home and its lack of maintenance.

Next Meeting – September 18, 2023

These minutes are being submitted by Bayside Management Services.