



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Conference Call
July 20, 2020 at 5:30 PM

MINUTES

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

CALL TO ORDER:

Tim called the meeting to order at 5:36 p.m. by conference call.

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 5/18/20 Board meeting, James seconds; all in favor.

OFFICER / COMMITTEE REPORTS:

ARC- Sharon reports there have been several requests and the committee has a recommendation regarding fencing that will be discussed later in the meeting.

Secretary- Karen advises she is making some updates to the directory.

President- Tim is still working on the additional streetlight thru FPL.

Finance- Carol advises bank statements were sent to Board members prior to the meeting.

Management- No report other than seeking bids from Grounds Professionals for various common items.

UNFINISHED BUSINESS:

1. **CD Investments-** Carol moves to appoint Carol Chiaverini, Karen Parish and Sharon Glisson to be signers and have access to accounts at The Community Credit Union which has been chosen as the financial institution to open a checking account, savings account and multiple CD's. As CCU members we are required to open a checking account with \$600 and a savings account with \$10. The \$600 amount will ensure that there no maintenance fees: James seconds. All in favor.

2. **Lake Outflow Inspection-** Sharon advises the Association had been told they were responsible for the outflows and storm water system but she met with City engineers and was told because the roads are public the Association is not responsible for the storm water system.
3. **ARC Manual Revision-** Sharon welcome DeeAnna to the ARC to fill a vacancy on the Committee. Sharon discusses a proposed update to the ARC guidelines to allow aluminum fencing and other heights of fencing. Discussion follows regarding existing sizes and materials along with proposed. Sharon moves to modify the fencing requirements to allow 4' – 6' tall aluminum fencing in bronze, white or black, Carol seconds; all in favor.
James will investigate City code in regard to hurricane shutters being installed and materials allowed to be used.
4. **Review of Governing Documents-** Sharon discusses updating the documents, in particular rental restrictions. Discussion follows; tabled.
5. **Violation legal follow up-** Sharon advises there are approx. twelve (12) owners that have not resolved their outstanding violations but have received four letters over nine months to do so. Discussion follows. Carol moves to send those owners with unresolved violations to legal, Sharon seconds; all in favor.

NEW BUSINESS:

None

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 6:35p.m.

QUESTIONS FROM THE FLOOR:

Discussion regarding a fence at 2510 St. Johns and turf issues at 2511 Coral Ridge.

Next Meeting – September 21, 2020

These minutes are being submitted by Bayside Management Services.