

**James Landing Property Owners' Association, Inc.**  
**Board of Directors Meeting**  
**Beef O'Brady's 3030 Lake Washington Rd**  
**September 18 2024, at 6:30 PM**  
**MINUTES**

Board members present constituting a quorum: Dee Anna Wright, Karen Parish, Gail Meyer Bobbie Milla and Ron Lighthall 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:**

DeeAnna moves to approve the minutes from the 8/7/2024 Board of Director's meeting, Gail seconds; all in favor.

**OFFICER / COMMITTEE / MANAGEMENT REPORTS:**

**SECRETARY**—Bobbie reported on Governing Docs available on website and possibility of electronic bill paying option

**TREASURER** – Gail reports on bank balance of 42,217.57 at CCU.

**ARC**—Bobby discusses the ARC applications submitted and approved.

**MANAGEMENT**— Ron reports on Inspection performed in September; Derelict home (2464 Coral Ridge) with City Code Violations addressed discussion follows.

**GROUND**S— Common area behind Sebastian to Alicia being neglected by G.P. —needs to be addressed

**UNFINISHED BUSINESS:**

1. **By-Laws & CCR update** – Discussion follows; DeeAnna discusses the time and tactics for canvassing for the proposed rental amendment coming in Oct annual notice.
2. **Review Attorneys for collection bids** – Proposals were disclosed, and discussion follows. Karen motions for approval of Arias Bossinger for collections moving forward. Gail seconded all in favor. The board agrees Clayton McCullough will complete any unfinished collections at hand.

**NEW BUSINESS:**

1. **Board Vice President Resignation** —Annual meeting will accept nominations for open board seat.
2. **Lighting along Savannahs** —Discussion and update provided by Karen— issue brought to Savannahs management and being addressed.
3. **Budget proposal submitted** — Discussion follows; possible increase for annual dues being considered by board.
4. **Renewal of WIX webhosting**— motioned by Bobbie for renewal seconded by Gail, all in favor

**ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 7:29 p.m.

**QUESTIONS FROM THE FLOOR:**

- Welcomed new resident Homeowner
- Discussion regarding the collections efforts and how many opportunities are presented prior to attorney intervention.

Next Meeting – November 18, 2024

These minutes are being submitted by Bayside Management Services.