



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Conference Call
May 18, 2020 at 5:00 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 5:03 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 1/20/20 Board meeting, James seconds; all in favor.

OFFICER / COMMITTEE REPORTS:

James advises he is working on a light being installed along the parkway and is working with the City and FPL on it.

ARC- Sharon reports there have been several requests and have been approved.

Secretary- Karen advises the owner directory is completed and ready for final review.

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

Management- Sara discusses maintenance of the common areas that were cleared out earlier in the year. There are two proposals for upkeep of those areas; either bush hogging a couple times a year or spraying the quarterly. Discussion follows. Sharon moves to approve the bid from Ground Professional for \$300 quarterly to spray the areas, James seconds. Further discussion held; Carol wants to be sure they know all the areas requiring treatment; Sara suggests the Board meeting with them prior to the first application. All in favor. Sara is authorized to sign the approval as agent.

UNFINISHED BUSINESS:

1. **Covenant Enforcement-** Sharon discusses outstanding violations and suggests waiting until the next inspection (in June) is performed before sending to legal for follow up. Discussion follows regarding the

upcoming inspection and pressure washing needs. The letter needs to include information regarding mailbox replacement and the correct number of trees required to be maintained. The Board agrees to hold until the next inspection.

Discussion is held regarding collection activity and being removed from the suit in regard to a mortgage foreclosure action. Sharon moves to instruct C&M to stop monitoring the file on the Association's behalf, James seconds; discussion follows. All in favor.

NEW BUSINESS:

- 1. Lake Outflow Inspection-** Sharon advises the Association is responsible for the lakes, including the outflows. She discusses an inspection of the outflow structures to ensure they are in good condition and will look into the cost of inspections for the next meeting. Discussion follows.
- 2. ARC Manual Revision-** Sharon discusses reviewing the guidelines in particular regarding hurricane shutter guidelines; discussion follows. Carol will check with the City for their rules.
- 3. Review of Governing Documents-** Sharon provided the Board information from a review performed by Clayton & McCulloh in 2013 of the Documents. She asks everyone review the information for discussion at the next meeting. Discussion follows regarding various items and obtaining a quorum for amendments.
- 4. No Fishing Sign relocation-** Discussion is held regarding the placement of the no fishing signs around the ponds. Karen volunteers to speak to the Savannahs regarding enforcement of the no fishing rules. A reminder will be sent to residents as well.

Discussion is held regarding accounts receivable currently with AB Law. Discussion is held regarding meeting with the grounds service for monthly review of service.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 6:02p.m.

QUESTIONS FROM THE FLOOR:

None

Next Meeting – July 20, 2020

These minutes are being submitted by Bayside Management Services.