



**James Landing Property Owners' Association, Inc.**  
**Board of Directors Meeting**  
**Beef o'Brady's 3030 Lake Washington Road**  
**March 27, 2019 at 6:30 PM**  
**Agenda**

**Owners may address concerns to the BOD regarding Agenda items after sign in and comments are limited to 3 minutes. Please address any additional comments after the meeting is adjourned.**

Call to Order: The meeting was called to order at 6:36 PM

Directors Present: Tim Flowers, Sharon Glisson and Karen Parish were present. Barry Zolt and James MacDavitt were not present. Also present was Charlotte McEwen of Bayside Management.

Proof of Meeting Notice: Notice was placed on the sign board and signs were placed.

Approval of Minutes: January 23, 2019 meeting: Motion was made to approve the minutes as presented, the motion was seconded, the motion carried with all in favor.

**Officer and Committee Reports**

The bank balance as of 2/28/19 was \$51,317.99.

No Fishing signs were placed at the lake and the small area along Longview that was slippery was pressure washed by Tim Flowers.

**Management reports**

Review of Violation actions – The last inspection was March 19<sup>th</sup>, there were 26 First notice violations issued and 4 second notices sent.

**Unfinished Business**

**New Business**

Review bids for irrigation

City - Currently the HOA depends partially on the irrigation system from the Savannahs, which they do not keep in optimal order. In order to be self-sufficient, the City has made three proposals to expand the reuse water available. Site 1 \$2603.89 , Site 2 \$2575.14, Site 3 \$4290.66

Ground Professionals – Mark Rutkowski the owner of Ground Professionals was present to discuss several options to tie into the system, however as he is new to the project, he has not been able to formulate a proposal.

The BOD unanimously decided to table this issue until further information is provided.

Review violation status of 3036 – Has the property been restored to an acceptable level and no further legal action needed? Motion was made that no further action needed as the property looks much better, the motion was seconded, the motion carried with all in favor.

Motion was made to accept the resignation of Barry Zolt, the motion was seconded, the motion carried with all in favor.

Motion was made to have Carol Chivarini finish the term of Barry Zolt as treasurer, the motion was seconded, the motion carried with all in favor

Adjournment: The meeting was adjourned at 7:28 with all in favor.

**Owner input, questions and concerns**