



James Landing Property Owners' Association, Inc.

Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd

August 7, 2024, at 6:30 PM

MINUTES

Board members present constituting a quorum: DeeAnna Wright, James MacDavitt, Karen Parish, Gail Myer and Bobbi Mila. Sara LaPointe with Bayside Management Services are in attendance.

CALL TO ORDER:

DeeAnna called the meeting to order at 6:31 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:

Bobbi moves to approve the minutes from the 5/20/24 meeting, James seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

President – Dee Anna reports there have been many updates and changes to FL Statute 720; Sara provides further input on changes that impact the Association.

Secretary/ARC- Bobbi reports on the ARC process.

Treasurer- Gail reports the total in reserves at CCU: \$41,950.27 as of 6/30/24. The Bank signature cards have been updated.

Management- Sara provided legal updates previously; the next inspection will be performed in the next few days.

UNFINISHED BUSINESS:

1. **Rental Amendment**- DeeAnna discusses the proposed rental amendment and reads the proposed language. There are no questions; all agree with the presentation. Sara provides information on the process to approve the amendment. Gail moves to approve the amendment package for distribution and vote for the annual meeting, DeeAnna seconds; all in favor. Discussion regarding the mailing and advance information to send out.

NEW BUSINESS:

1. **Legal Counsel and owner account review** – Sara provides information regarding accounts in arrears including two owners that were forwarded to legal for collection and have requested fees be adjusted off their accounts. The first request was denied and the owner entered into a payment plan agreement with the Association. The second owner was denied but appealed to the Board; he is present at the meeting and makes a statement to the Board. The Board discusses the situation at hand and the level of the fees involved; they would like to seek information from other firms to compare costs. Bobbi moves to deny the request to adjust any fees off the amount due, Gail seconds; Aye- Bobbi, DeeAnna, Gail, James Nay-Karen The motion carries.
2. **September Meeting**- Management will be out of town the date of the next meeting, September 16th. Bobbi will speak with Beef O'Brady's regarding available dates that week or the next.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:15 p.m.

QUESTIONS FROM THE FLOOR:

- Karen reports there have been a lot of Waste Management issues and cans not being picked up because they were put out late. Reminders will be put in the newsletter as well as the number for Waste Management since this is not an Association issue.
- An owner asks about trimming trees along the street- the inspection will notate any needing to be trimmed. He asks where notices are mailed (to the address of record for the owner).
- Bernadine asks about replacing her roof; it will require an ARC application and one will be mailed to her. She asks about cars parking over the sidewalk; it should be reported to the City.

Next Meeting – September 2024

These minutes are being submitted by Bayside Management Services.