



James Landing Property Owners' Association, Inc.
Board of Directors Meeting

Beef O'Brady's 3030 Lake Washington Rd
March 21, 2022 at 6:30 PM

MINUTES

Board members present constituting a quorum: Tim Flowers, Carol Chiaverini, Dee Anna Wright, James Mac Davitt, Karen Parish, and Lori Zawiski with Bayside Management Services are in attendance.

CALL TO ORDER:

Tim 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:

Karen moves to approve the minutes from the 1/17/2022 Board of Director's meeting, Dee Anna seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

President- No Report

Treasurer – Carol reports the certificates are rolling over and she is going to get the statements online.

ARC – All submitted ARC applications were approved, no denials.

Management- Lori reports on Inspection performed 3/14/2022; discussion follows.

UNFINISHED BUSINESS:

1. **Newsletter-** Dee Anna reports on progress of the community newsletter and asks for any input from the board; discussion follows.
2. **Management backyard Walking Inspection** – Progress and findings regarding walking inspections: discussion follows. Carol makes a motion to continue with the backyard walking inspections; Dee Anna seconds: all in favor.
3. **Legal Update with Savannahs-** As previously reported there is no update. According to Karen lights have been partially fixed but no other progress has been made.

NEW BUSINESS:

1. **Ratify Insurance Renewal** – Motion to ratify insurance payment is made by Carol; Tim seconds: all in favor.
2. **Revise Mailbox and Fence Standards** – Discussion follows; Tabled for further board review.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 6:55p.m.

QUESTIONS FROM THE FLOOR:

- An owner asks why he was not notified regarding submission of intent to be a candidate
- An owner discusses problem with neighbor's sprinklers hitting her AC unit.

- Owner discusses trimming neighbor's tree that was hanging over his yard.

Next Meeting – May 16, 2022

These minutes are being submitted by Bayside Management Services.