

JESUP'S LANDING HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 30, 2018

MINUTES

The Board of Directors ("Board") of the Jesups Landing Homeowners Association, Inc. held a duly called Board of Directors meeting on October 30, 2018 for the purpose of approving the 2019 Proposed Budget. The meeting was held at the Community Clubhouse, located at 476 Gee Hammock Lane Winter Springs, FL 32708, at 6:30 pm. Board members present were Board members present were Steve Schnitker (President), Karen Herbert (Secretary), Angela Archer (Director), Michael Cusick (Director), and Wes Meltzer (Treasurer). Also present was Jessica Cox, CMCA, AMS of Leland Management, Inc. representing the Management Company. Quorum was established with five (5) Board members present. Notice of the meeting was posted a minimum of forty-eight (48) hours in advance of the meeting, as well as notice of the meeting inclusive of a proposed budget mailed to the membership not less than 30 days in advance of the meeting. Meeting was called to order at 6:33 pm.

Review & Approval of Prior Meeting Minutes

1. Meeting minutes from the last Board of Directors Meetings on April 24, 2018, August 28, 2018, and September 10, 2018 were presented to the Board for review. Karen made a motion to approve the April 24, 2018, August 28, 2018, and September 10, 2018 minutes as presented; Wes seconded the motion, which carried unanimously among the Board.

Financial & Collection Report:

1. Financials dated September 30, 2018 were present to the Board via email in advance of the meeting for review. Wes Meltzer reviewed the Financial & Collection Report with the Board.
 - a. One collection matter was reviewed by the Board. A lump sum settlement was proposed by Account Number 127501211. The settlement was insufficient to cover costs, fees, and assessments owed on the account. Michael made a motion to reject the settlement sums proposed of \$3,000, \$3,500, and \$4,000 as all proposals were insufficient to cover the costs, fees, and assessments outstanding. Angela seconded the motion, which carried unanimously among the Board. Management will advise a lump sum along with a payment arrangement not to exceed 12 months in length for the remaining balance will be considered by the Board.

Unfinished Business:

1. None at this time.

New Business:

1. Placed on the agenda for review was the 2019 Proposed Draft Budget for the Association. Original proposed draft as prepared by Management reflected an operation expense total of \$219,099.00, and a reserve expense total of \$136,581.00, for an overall budget total of \$355,680.00 annually.

The Board made changes to operational items budget shifting the total from \$219,099.00 to

\$219,444.00 annually.

The Board made no changes to the reserve item leaving the expenditures as presented and in accordance with the reserve study for \$136,581.00.

Wes made a motion to approve the 2019 proposed budget draft with the Board noted changes, with assessments a quarterly fee of \$520.50 or total budget of \$356,025.00 reflecting no change to reserves contribution of \$136,581.00 annually. Angela seconded the motion, which carried unanimously among the Board.

2. Placed on the agenda for discussion was discussion of parking rules and regulations concerning commercial vehicles. A draft of a policy will be considered by the Board, as prepared by Wes at the next meeting.
3. Placed on the agenda for review and approval was the formation of a Welcoming Committee. This will be a sub-committee of the Social Committee. Committee Chairperson will be Michael Cusick, and members will include Wes Meltzer, and other volunteers are to be appointed later.
4. Placed on the agenda for review and approval were the proposed 2019 Board meeting dates. One change was made to the proposed schedule. Wes made a motion to approve the dates with noted change. Angela seconded the motion, which carried unanimously among the Board. Management to post schedule to the community bulletin board, and Wes to post to the community website.

Open Floor for Homeowners:

1. Homeowners asked questions, and all homeowner concerns were addressed accordingly by the Board.

There being no further business to be brought before the Board, a motion was made by Michael, and seconded by Wes to adjourn the meeting. The meeting was adjourned 8:25 pm.



Approved, Association Secretary

Prepared by Management for:

Jesup's Landing Homeowners Association, Inc., Board of Directors

Respectfully submitted,

Jessica Cox, CMCA, AMS

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Leland Management, Inc.