

JESUP'S LANDING HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 29, 2019

MINUTES

The Board of Directors ("Board") of the Jesups Landing Homeowners Association, Inc. held a duly called Board of Directors meeting on January 29, 2019. 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, Meeting was called to order at 6:30 pm.

Review & Approval of Prior Meeting Minutes

1. Meeting minutes from the last Board of Directors Meetings on October 30, 2018 were presented to the Board for review. Karen made a motion to approve the October 30, 2018, minutes as presented; Wes seconded the motion, which carried unanimously among the Board.

Financial & Collection Report:

1. Financials dated December 31, 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. Wes made a motion for the expense for the pathway lighting reclassified via journal entry to the line item 6790 (Grounds) General Repairs & Maintenance from 7310 (Recreation) General Repairs & Maintenance- for both the initial deposit and the remaining balance once paid. Steve seconded the motion, which carried unanimously among the Board.

Unfinished Business:

1. None at this time.

New Business:

1. Placed on the agenda for review was the 2019-2020 insurance package renewal with Sihle Insurance as presented by Debra Roby. Wes made a motion to approve insurance as noted below with Sihle Insurance for the 2/21/19 through 2/21/20 renewal period. Angela seconded the motion, which carried unanimously among the Board. Details below comparing the prior year and the renewal:

Coverage	2018-2019	2019-2020
Package	\$3,300.27	\$3,514.48

Directors & Officers	\$1,447.25	\$1,654.00
Crime/Fidelity	\$384.13	\$568.00
Total	\$5,131.65	\$5,736.48

2. Placed on the agenda for discussion was discussion of parking rules and regulations concerning commercial vehicles, and event parking. Wes presented a draft of a parking policy and commercial vehicle definition. Angela made a motion to accept the parking policy, and commercial vehicle definition as presented. Mike seconded the motion which carried unanimously among the Board.
3. Placed on the agenda for review of potential solutions for dog waste in the community. Discussions were held on dog DNA sampling, and pick up services. The Board will continue to monitor the situation and if no improvement will budget for pick up services in the next budget year.
4. Placed on the agenda for review and approval were the 2019 Board Meeting dates for the year. One change was made to the Annual Meeting date. Wes made a motion to approve the dates as stated with the change to the Annual Meeting date. Angela seconded the motion, which carried unanimously among the Board.

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 Steve, and seconded by Wes to adjourn the meeting. The meeting was adjourned 8:35 pm.

Approved, Association Secretary

Prepared by Management for:

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

Respectfully submitted,

Jessica Cox, CMCA, AMS
 Jessica Cox, CMCA, AMS

Leland Management, Inc.