

# **JESUP'S LANDING HOMEOWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

**August 27, 2019**

### **MINUTES**

The Board of Directors ("Board") of the Jesups Landing Homeowners Association, Inc. held a duly called Board of Directors meeting on August 27, 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 Karen Hebert (Secretary), Kevin Winter (Director), Michael Cusick (Director), and Wes Meltzer (Treasurer). Also present was Tiffany Castille LCAM of Leland Management, Inc. representing the Management Company. Quorum was established with four (4) 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 6:32 pm.

#### **Review & Approval of Prior Meeting Minutes**

1. No meeting minutes available currently. The last meeting was the association annual meeting.

#### **Financial & Collection Report:**

1. Financials dated July 31, 2019 were present to the Board via email in advance of the meeting for review. Wes Meltzer reviewed the Financial & Collection Report with the Board. The board unanimously approved March financial and the motion carried.
2. The board reviewed the draft budget and discussion followed. The board proposed adding a mandatory capital contribution upon the sale of a lot of \$500.00. The board will draft the changes to the proposed budget.

#### **Manager Report:**

1. The board discussed the erosions issues near the clubhouse and the board would like to monitor this situation. The board will table the recommendations from Lake Wetland at this time.
2. Steve Schnitker sold his home therefore he resigned from the board. The board announced to the membership there is a vacant seat on the board.

#### **Committee Report:**

1. There are no pending applications at this time.

#### **Unfinished Business:**

1. The board reviewed the proposals for the clubhouse janitorial and discussion followed. The board would like additional quotes before they vote on this matter.
2. The board unanimously approved invoice number 13991 for Sparkling Clean \$7,600 for completing the pressure washing throughout the community, the motion carried.
3. The board unanimously approved estimate number 2955 for Fountain Doctors to complete the motor repair for \$1,540, the motion carried.

#### **New Business:**

1. A homeowner submitted a request to change a Duke Energy light fixture. The board denied this request and requested the owner to attend the next board meeting to provide the association with some additional information.
2. The board discussed the overall performance of the landscaping team and discussion followed. Karen & Kevin will meet with Yellow Stone to discuss the tree trimming throughout the community.
3. The board unanimously approved the estimate from Joseph Michalak for \$2,100 to complete the year end audit of the financials, the motion carried.

**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 Kevin, and seconded by Wes to adjourn the meeting. The meeting was adjourned 7:48 pm.



Approved, Association Secretary

Prepared by Management for:

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

Respectfully submitted,

*Tiffany Castille*

Tiffany Castille, LCAM

**Leland Management, Inc.**