

JESUP'S LANDING HOMEOWNERS ASSOCIATION INC.

ANNUAL MEETING OF THE MEMBERSHIP

August 25, 2020

MINUTES

The Board of Directors of the Jesup's Landing Homeowners Association, Inc. held a duly called Meeting of the Membership on August 25, 2020 outside at the Community Clubhouse, located at 476 Gee Hammock Lane Winter Springs, FL 32708 at 7:00 pm, Board members present were Wes Meltzer (President), Kevin Winter (Vice President), Karen Hebert (Secretary), Kristi Coombs (Treasurer), and Michael Cusick (Director). Also, present was Tiffany Castille, LCAM and Jessica Cox, CMCA, AMS of Leland Management, Inc. representing the Management Company. Quorum was established with five (5) Board members present, and fifty-six (56) homeowner lots represented in person or by proxy. Notice of the meeting was posted and mailed to the membership not less than 15 days in advance of the meeting in accordance to Florida Statute. The meeting was called to order at 7:00 pm.

Review & Approval of Prior Meeting Minutes

1. Meeting minutes from the last Annual Meeting of the Membership held on May 30, 2019 & June 11, 2020 were presented to the Board for review in advance of the meeting. Wes Meltzer made a motion to approve both set of minutes from March 30, 2019 & June 11, 2020 as presented; Kristi seconded the motion, which carried unanimously among the Board.

Election of Directors

1. There were no candidates that submitted a form in advance of the meeting in order to have their names pre-printed on the ballots. A call for nominations from the floor was opened. There were no nominees volunteered from the floor. There only being one seat open at this election Michael Cusick will remain on the board. The 2020-2021 Board of Directors are: Wes Meltzer, Kevin Winter, Karen Hebert, Michael Cusick and Kristi Coombs.

Unfinished Business:

1. The board discussed establishing a hurricane committee that would help take the pool furniture in and out in the event of a hurricane. The volunteers for the hurricane committee are Brian Mullen and John Dicus. The new volunteers for the communication committee are Tom Kane, Stephanie Dicus, Allison Day, and Joyce Sanville.
2. The board ratified their motion to unanimously approve invoice number 792730 from Wayne Automatic Fire Sprinkler for \$660 for the alarm system monitoring for coverage period 02/20/20 to 02/20/21 and the motion carried.
3. We discussed a few miscellaneous items in the clubhouse: The board unanimously approved to order two ceiling fans for the pool area and the motion carried. The board unanimously approved Florida Patio to re-sling the broken pool chairs and the motion carried. Also, we discussed a hole in the soffit at the clubhouse that was repaired. Lastly, we discussed having a hole in the drywall inside the gym repaired, inspecting the pavers inside the pool area, and to have the sidewalks pressure washed near Orange Avenue.
4. We reviewed the bulk cable rates from AT&T and Spectrum and discussion followed. AT&T offered only bulk high-speed internet service with a signing bonus of \$21,125 and a monthly billing rate of \$25.95 per owner. Spectrum offered cable and high-speed internet 100 mb with a signing bonus of \$17,100 and a monthly billing rate of \$53.75 per owner. The board passed on this offer at this time.
5. We received an email from Seminole County with their findings from a site inspection of the pond and the July monthly report showing that treatments rendered for both ponds from

Sorko Services. The State of Florida as a whole is currently seeing an outbreak of fish kills statewide which is mostly being attributed to low dissolved oxygen levels. The City of Winter Springs services the ponds monthly and they will continue to monitor this situation. The association will continue to remove the dead fish to deter the vultures.

6. Karen Hebert gave an update on behalf of the landscaping committee; The next phase of landscaping includes hedges and ornamentals installation with a focus near resident entrances. The clubhouse landscaping will also be updated. Landscaping between buildings areas that need attention will be addressed during calendar 2021. Landscaping is an ongoing process, and every area is open to future revisions. Target date for installation is late September dependent on the landscaping crew return to work after recovery from Covid. The Jesup's Landing Community is almost 7 years old. When the community was young, maintenance and repairs were not yet an expense and mulch was purchased, delivered and installed via the HOA as a courtesy and convenience to homeowners. Due to normal repairs and maintenance of an aging community, our budget no longer supports that purchase. Mulch is a homeowner responsibility, and we kindly wish to remind homeowners to purchase the dark brown and/ or chocolate mulch to refresh their landscaping on an annual basis. Any new landscaping especially needs mulch around the base of the plant to retain moisture, discourage weeds and protect from fluctuations in temperature, both high and lows. Many homeowners take great pride and pleasure in adding plants to their landscape. Homeowners are advised to be cautions, because some plants on their property which are not listed on the approved plants list may cause damage to their building/foundation and with those choices, the homeowner assumes the risk.

New Business:

1. None at this time.

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 Karen, and seconded by Kristi to adjourn the meeting. The meeting was adjourned 8:45 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.

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