

The
RESERVE
AT JAMES ISLAND



10961 Burnt Mill Road
Jacksonville, FL 32256

Meeting Minutes

May 15, 2018

Board of Directors in attendance:

- Sheldon Gibbs, President
- Don Fagan, Vice President
- Matt Leamon, Secretary
- Jordan Henstra, Treasurer, via telephone
- OPEN, Director

Lifestyles Property Services employees in attendance:

- Karen Gowen, LCAM
- Kim Lang, Acct/Asst Mgr

Karen Gowen called the meeting to order at 6:03 P.M.

This meeting was properly noticed in accordance with the bylaw and statutory requirements 48 hours in advance.

A quorum was present.

Don Fagan motioned to approve minutes from last meeting, Sheldon Gibbs seconded.

Appoint new board member

Sheldon Gibbs motioned to appoint Kyle Rose as new board member, Matt Leamon seconded. Kyle Rose accepted at 6:09 P.M. via telephone from Europe.

Discuss 1327 Letter

This matter was deferred to the Hardship committee. Sheldon Gibbs will contact the other two electors to invite participation in committee.

Final Decisions for Pool Party

The board decided to not hire a band, Pandora music instead. Hot dogs and hamburgers, with Cole Slaw, Potatoe Salad, and Beans as sides was chosen for cookout instead of catering.

Christmas Party Band

Don Fagan nominated to have Lisa Kelly & J. B. Scott as band for the party, explaining his discount for \$800.00 vs. thousands for their typical fees. The board agreed on Band and they agreed the party would be held Tuesday December 13, 2018 at 6:00 P.M.

New Business

Don Fagan asked to have the pool sign replaced by the fountain.

Old Business

Roofs

Building 16 just completed, awaiting screen repairs and CO. Next two buildings will be numbers 7 and 13.

Discussed the four buildings (by previous contractor) cost of gutter replacement will be around \$2,000.00. The two buildings by American Roofing, current contractor, will have gutter replacement costs over \$15,000.00.

Sheldon Gibbs advised he would contact Bradley with American Roofing regarding the gutters as they were advised prior to buildings 5 and 16 to salvage the gutters and not just rip them all off.

Concrete Repairs

Advised that all hazardous concrete repairs were completed.

Building 11

Discussion regarding all area damages to foliage, grass, etc. would be attended to upon completion of construction repairs.

A/C Installation in Clubhouse

Mentioned that all AC now replaced in entire Clubhouse.

Discussion about next meeting schedule and determined to put on hold until committee decision is made for unit 1327.

Don Fagan motioned to adjourn the meeting at 6:52 p.m. Sheldon Gibbs seconded.