

*The*  
**RESERVE**  
AT JAMES ISLAND



**10961 Burnt Mill Road  
Jacksonville, FL 32256**

**Meeting Minutes**

**February 13, 2019**

Board of Directors in attendance:

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

Lifestyles Property Services employees in attendance:

- Troy Lewis, LCAM
- Kim Lang, Acct/Asst Mgr/LCAM

**Sheldon Gibbs called the meeting to order at 6:04 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, Matt Leamon seconded.

**Approve Roof Bid**

Board went over proposed bids discussing best value for the community. Sheldon Gibbs motioned to approve House Dr Development, LLC as contractors for the roofs, contingent upon their agreeing to withholding 25% until C.O., Don Fagan seconded.

**Comcast Contract**

Board discussed Comcast contract which is coming up for renewal. The contract will submit \$100.00 per door upon approval. Sheldon Gibbs motioned to accept contract renewal, subject to contract review, Matt Leamon seconded.

**Handicap Parking Spot Bldg 100**

Board went over proposal of one owner (not in attendance) requesting another Handicap parking spot at building 1. After discussion it was decided if Association agreed then all buildings would have to be included so request put on hold, although Board did agree to research community ADA issues.

**Social Events**

Board presented the Association will have additional social gatherings throughout the year. All agreed and decided will have one soon and will give two weeks notice for the events.

### **Set Date for Annual/Election Meeting**

Board went over proposed dates for Annual / Election Meeting. Advised Board sixty days was a Sunday April 14, 2019 but that following week might be too soon so next week was agreed to have meeting Tuesday April 23, 2019.

The meeting was opened for group discussion and the following issues were brought out:

An owner advised uncomfortable with the walk in gate not having any safety features. The group discussed but decided until the Association completes the entire fencing (which all agreed should be completed when Association can) is completed no point in adding security to walk in gate.

Ruth Hopper, Unit 726, suggested the Association should add a children's play area or even a playground. It was disclosed a playground would entail a 75% vote to add the amenity, where a play area would be a possibility. An architectural rendering will be requested, an area will be designated for project, and a feasibility study will be conducted (BY WHOM?).

Ronnie Serano, Unit 716, requested the Association reconsider bringing recycling back to the community, perhaps utilizing multiple item specific bins instead of huge container. Board determined this would not be cost effective due to service provider fines when owners not complying with recycle rules.

Jonathan Morris, Unit 624, inquired status of all retention pond fountains. Water flow, lighting etc. issues were disclosed that breakers at pond area may be culprit and are being investigated in the next few days.

Sheldon Gibbs motioned to adjourn the meeting at 7:31 P.M., Don Fagan seconded.