

*The*  
**RESERVE**  
AT JAMES ISLAND



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

**Annual Membership Meeting and Election Minutes**

**April 23, 2019**

Board of Directors in attendance:

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

Lifestyles Property Services employees in attendance:

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

**Sheldon Gibbs called the meeting to order at 6:06 P.M.**

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

**A quorum was present.**

**Collection of election ballots** – all ballots were collected

**Calling of Roll and Verifying Proxies** – A group of five volunteers, Patty Gray, Unit 915, Roger Snell, Unit 918, Dorothy Mazzarella, Unit 924, Donna Mueller, Unit 1426, and Susan Oliver, Unit 911 were requested to leave the meeting room to process tally of ballots.

**Election of Directors**

The volunteer group returned to the meeting at 6:44 p.m. to announce that both Jordan Henstra and Matt Leamon were re-elected and Justin Portlock was newly elected.

Sheldon Gibbs motioned to adjourn the meeting at 6:45 p.m., Don Fagan seconded.

**Board of Directors Meeting**

Sheldon Gibbs called the meeting to order at 6:47 p.m.

Board wanted to leave everyone in their same positions and have Justin Portlock in Director opening. Sheldon Gibbs made motion and Don Fagan seconded.

**New Business**

**Roof replacements** – Discussion of how House Drs. re-roofing building one was timely, neat and passed inspection so signed contract for building 13 and paid down payment this week. Materials will be on the ground by the 29<sup>th</sup>.

Dean Fadiel, Unit 637, inquired about the missing shingles on building six and was advised that although building seven is next on schedule that should any emergency roof issues arise on other buildings they would be considered to include this year as well.

Jonathan Morris, Unit 624, mentioned vehicles continually parking in front of attached garages which is blocking the fire lanes. Group discussion about putting out signs as there are none at this time.

Landscaping – numerous owners indicated stacks of cuttings and were advised R&R will remove eventually. Had started piles to promote time for more cutting in place of hauling debris. All of the areas being re-sod were also advised in progress.

Association changes – discussion regarding the little doggie park and how big, exactly where (area around car wash), and what costs might run. Matt Leamon will research. Conversion of basket ball court for racket ball was discussed. Decided not feasible at this time.

Association total fencing enclosure – subject brought up but excused due to funding it would involve excessive funding and with re-roofing would not be possible at this time.

Patty Gray, Unit 915, brought up would like to be able to utilize the pool amenity year round and has offered to research the possibility of implementing solar heating. It was advised for Mrs. Gray to obtain at least three estimates.

General group discussion about implementing on-line voting ability for the association. management will research.

Group discussion regarding \$25.00 charge for useage of the Cabana and propane grill with decision to cease charging the fee but still mandatory \$500.00 deposit at least through the summer season.

Spring party discussion – Date of Saturday May 18, 2019 was decided and the time of 11:00a.m. to 3:00p.m. or 4:00p.m. to 8:00p.m. is going to be determined which time the bartenders would be able to accommodate. The picnic provisions will be the usual hamburgers, hot dogs, etc. Some residents suggested adding cole slaw, potatoe salad, pork n' beans, etc. Justin Portlock added he has an employee that is a DJ and he would be happy to work the spring party.

Sheldon Gibbs motioned to adjourn the meeting at 7:25 p.m., Justin Portlock seconded.