

*The*  
**RESERVE**  
AT JAMES ISLAND



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

**Board Meeting Minutes**

**February 11, 2020**

Board of Directors in attendance:

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

Lifestyles Property Services employees in attendance:

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

**Sheldon Gibbs called the meeting to order at 6:05 P.M.**

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

**A quorum was present.**

**Approve Minutes**

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

**Vote on Hardships: Unit 123 & 1227**

Unit 123 Approved Five (5) to Zero (0) and Unit 1227 Denied Two (2) to Three (3).

Discussion on Hardship Form format and as revisions should be implemented to be more explicit with guidelines on requirements to be approved (or even apply). It was recommended to review previous Hardship applications, and results, to assist with the revisions.

Don Fagan motioned to revise the Hardship Form. Sheldon Gibbs seconded.

**Open Discussion**

Building 7 (seven) re-roofing starting within Three (3) weeks. It was suggested when sending out notifications to include: Residents May Not Use Contractor Dumpsters, Vicinity Parking, etc. It was also suggested to advise contractors to make sure to be generally observant of all areas of work space including A/C condensers, daily nail collections, etc.

Further discussion regarding AT&T functions not being up to par so it was decided to contact main AT&T representative to determine cause of inferiority.

April 21, 2020 was discussed as Election day meeting and the date was approved.

Sheldon Gibbs motioned to adjourn the meeting at 7:01 P.M., Don Fagan seconded.