



10961 Burnt Mill Road  
Jacksonville, FL 32256

### **Annual Board Meeting Minutes**

April 27, 2021

Board of Directors in attendance and via Zoom:

- Matt Leamon, President
- Sheldon Gibbs, Vice President, via Zoom
- Jean-Philippe Maillard, Treasurer, via Zoom
- Susan Oliver, Director
- Katherine Barker, Director, via Zoom

Lifestyles Property Services employees in attendance and via Zoom:

- Troy Lewis, LCAM
- Kim Lang, Asst PM / LCAM, via Zoom

**Matt Leamon called the meeting to order at 6:07 P.M.**

**This meeting was properly noticed in accordance with the bylaw and statutory requirements 14 days in advance.**

**A quorum was present.**

#### **Name new Board Member(s)**

No election was held because three seats were up for election and only two owners (Matt Leamon and Susan Oliver) sent in notice of intent to run forms which placed Matt Leamon and Susan Oliver automatically on the Board.

Matt Leamon named Katherine (Kate) Barker as new Board Member. Jean-Philippe Maillard seconded. It was mentioned Kate Barker would be on the Board for one year. Jean-Philippe Maillard contested the one year. Management will verify if named appointment is for one year or two.

Matt Leamon motioned for adjournment of the meeting at 6:14 P.M. Susan Oliver seconded.

### **Organizational Meeting Minutes**

Board of Directors in attendance and via Zoom:

- Matt Leamon, President
- Sheldon Gibbs, Vice President, via Zoom
- Jean-Philippe Maillard, Treasurer, via Zoom
- Susan Oliver, Secretary
- Katherine Barker, Director, via Zoom

Lifestyles Property Services employees in attendance and via Zoom:

- Troy Lewis, LCAM
- Kim Lang, Asst PM / LCAM, via Zoom

**Matt Leamon called the meeting to order at 6:14 P.M.**

**This meeting was properly noticed in accordance with the bylaw and statutory requirements 14 days in advance.**

**A quorum was present.**

### **Board position placement**

Susan Oliver nominated Jean-Phillippe Maillard as Treasurer, Matt Leamon seconded.

Jean-Phillippe Maillard nominated Matt Leamon as Board President, Kate Barker seconded.

Jean-Phillippe Maillard nominated Sheldon Gibbs as Board Vice President, Kate Barker seconded.

Matt Leamon nominated Susan Oliver as Board Secretary, Jean-Phillippe Maillard seconded.

Matt Leamon nominated Kate Barker as Board Director, Jean-Phillippe Maillard seconded.

### **Benches**

A discussion of installation of benches around the walking areas of the community was addressed. The discussion included utilization of durable materials for the benches, as well as cement foundations to prevent theft or movement.

The discussion further contemplated locations as well as Handicapped Accessibilities. No final decision was made and will be brought back up at a later date after more information and input is obtained.

### **Fire Lanes**

Due to the 'illegal' parking of vehicles in the Fire Lanes it was determined the Association needs to mark the areas with signage and / or paint to prevent further illegal parking. The Fire Chief was contacted to obtain actual requirements of signage. Because of the legal aspect of the Fire Lanes the Board mentioned to just do No Parking signs but no final decision was made.

### **Drones**

A discussion of drones being allowed to fly around the community was deliberated. It was mentioned the drone flying activity makes several owners uncomfortable. After disclosing unless restricted air space the FCC does not outlaw drones being flown in most parts of the world. Any residents that feel uncomfortable or threatened to contact the police.

### **Open Discussion**

One of the main discussions of the meeting was lack of communication of what the Board Members are handling or deciding for the community is not being disclosed to the other owners. The following ideas were mentioned: owner website, bulletin board, newsletters and conducting regular monthly meetings.

A homeowner brought up the bike racks need to be cleaned up because she could not park her bike there because of bikes that do not work and are left behind by residents that do not live here anymore. Management stated that notices are sent out once or twice a year about removing inoperable bikes.

Another group discussion regarding the community landscaping company and the seemingly deterioration of their services was talked about. Specifically, the lack of the chemical flagging to assist with the owner awareness of the sprayed areas to keep their pets and / or children safe. Another owner indicated she had also seen landscape contractor employees tossing chicken bones into the bushes where she had to remove them from her dogs' mouths. Management will contact R&R to discuss the areas of concern, especially the chemical flagging and discarding of chicken bones, or any other food / trash, in the bushes.

Unit 721 owner brought up that she received a violation warning for netting attached to her railing and was asked by management to remove it. She disagrees with the violation because of the safety of her two small dogs possibly falling off the patio and that the netting is barely noticeable. The Board discussed and tabled it until the next meeting to make a decision.

A dog walk area was discussed again and the areas where the fenced in area might work out the best for the community and the dogs. Troy Lewis reiterated the costs for the dog walk fencing was \$5,000.00 for the smaller walk area and \$8,100.00 for the larger walk area. Unit 1123 asked for the dog park to be added to the next Board Meeting agenda.

The Board set a date of Tuesday May 25, 2021 at 6:30 P.M. for the next Board Meeting.

Matt Leamon motioned to adjourn the meeting at 8:16 P.M., Susan Oliver seconded.