

The
RESERVE
AT JAMES ISLAND



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

Board Meeting Minutes

May 25, 2021

Board of Directors in attendance

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

Lifestyles Property Services employees in attendance:

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

Matt Leamon called the meeting to order at 6:34 P.M.

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

A quorum was present.

Matt Leamon stated the agenda items would be discussed in order of easiest to more complex.

Approve Minutes

Matt motioned to approve the minutes Jean-Philippe seconded.

Pool Rules

Matt Leamon reiterated the pool rules of limit of two guests per resident and the resident must accompany them while at the pool.

Tagging and Towing Vehicles

It was noted there seems to be numerous guests parking in residential parking spots, especially evenings and weekends when management is not on site.

It was suggested perhaps a security officer should be consulted to prevent this type of incorrect parking.

Landscape 90 Day Plan

Jean-Philippe Maillard disclosed the 90 day plan to improve the landscaping. A new supervisor manager started with the landscape company and now stops by The Reserve each week to review progress. There is soil testing occurring where the sod (replaced several times) is not appearing to grow. The landscape company also adjusted their employee teams and obtained newer equipment. The landscape company is applying fertilizer/chemicals to other areas of slow or stunted growth.

There was a mention of part of the landscape company's 90 day plan that the community was near the point of having to renovate all landscape on site.

Financial Report

Jean-Philippe Maillard disclosed the status of the finances for The Reserve. He stated the roofing has paid \$236,720.00 and has \$78,400.00 in the system pending payment, with an additional \$121,562.00 invoices being held until all paperwork is completed. There will also be approximately \$8,000.00 to paint the fascias.

Jean-Philippe Maillard then mentioned a gain of \$10,000.00 and a loss of \$4,000.00 for April 2021.

At this point Units 1414 and 1434 interrupted the meeting about the flood the roofers made causing them trials and tribulations (and Unit 1414 not even being able to reside in her unit) and not only denying it was their fault but for the BOD to continue utilizing them to complete the next five roofs.

Additional comments arose regarding the unit between these two did not have insurance so any of the repairs was done by the owner and most likely not in compliance with water restoration procedures. A group discussion followed regarding means to enforce all units to maintain HO6 insurance.

It was advised that to implement any changes to the CC&R would entail 2/3 agreement to do so.

Jean-Philippe proposed to send letters to all units regarding insurance.

Vote on Late Fee

Matt Leamon motioned to discontinue Late Fee leniency. Sheldon Gibbs seconded.

Unit 721 Netting on Patio

The anonymous voting approved three to two to allow. It was then suggested to have one standard of what the patio netting would be going forward.

A discussion further stated amendment of the Rules and Regulations after deciding on the specifications would have to be made and voted in at a future meeting.

Schedule Date / Time of Future Meetings

Jean-Philippe Maillard motioned to have a monthly meeting the third Thursday of each month at 6:30 P.M. Sheldon Gibbs seconded.

Dog Park Discussion

Unit 1123 presented the following positive components of communities having Dog Parks: introduce neighbors to each other, have a dog friendly network, knowledge of other dog owners during hurricane evacuations or other emergencies, being outdoors, dogs having an area to congregate (to sniff, roam) as dogs are pack animals, reduction of stress and minimizing bad behaviors.

A discussion about which area that would work the best being south of the maintenance building. The engineering issues of drainage, grass vs. turf, earthwork, fencing and gates were also mentioned.

A question arose regarding who would be liable and the BOD asked management to seek out the answers.

It was mentioned The Reserve has a current list of required items and they need to be prioritized by level of need (ie: caulking/painting of all of the buildings) for maintenance and / or repairs.

Open Discussion

Jean-Philippe Maillard discussed all of the variables of costs and The Reserve would need to prioritize the planned expenses and continue to save for the unexpected.

An owner questioned if the list items are available for visibility review and the board stated the reserve study with that list is on the web-site.

Sheldon Gibbs motioned to adjourn the meeting at 8:10 P.M. Matt Leamon seconded.

