



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

Board Meeting Minutes

June 17, 2021

Board of Directors in attendance

- Matt Leamon, President
- Sheldon Gibbs, Vice President, arrived at 6:38 P.M.
- Jean-Philippe Maillard, Treasurer
- Susan Oliver, Secretary
- Katherine Barker, Director

Lifestyles Property Services employees in attendance:

- Kim Lang, Asst PM / LCAM

Matt Leamon called the meeting to order at 6:36 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

Matt Leamon motioned to approve the minutes, Katherine Barker seconded.

Wind Mitigation Report for Insurance

Sheldon Gibbs explained the purpose of the Wind Mitigation reporting which certifies the level of roof stability against strong winds and how the reports will assist owners with their HO6 insurance.

Financial Report

Jean-Philippe Maillard stated the association is positive for \$3,892.03 for May 2021, even though still owe roofing company close to \$200,000.00 we would still have \$600,000.00 available.

Clubhouse/Cabana Rental Agreement

The discussion started mainly on limiting the number of people allowed to join whomever was renting the Cabana as the current Reservation Agreement allowed for thirty (30) people which appears to promote excessive partying (ie: last Fourth of July there were many drunk/passed out individuals, urinating in the pool, vomiting in ladies room, vulgar behaviors, etc.).

This prompted dialogue on the pool capacity issues and what resolution would be able to be found to monitor number of people since the association removed the pool attendant from the budget.

A suggestion was presented that at least on holidays the association should have enforcement to monitor the pool usage, but when the costs for off duty police or auxiliary were mentioned it was decided that would not work.

Further discussion regarding the Clubhouse Rental Agreement arose and it was disclaimed the association used to rent out the Clubhouse to outside parties, not just owners, and maintained a great income in doing so.

Sheldon Gibbs mentioned the main issue with the Rental Agreement was the ability to grill food and that the established rules were originally by the developer and the association would be able to change anything they deemed necessary. He further stated the purpose of this agenda item was the actual Rental Agreement.

Jean-Philippe Maillard motioned to change the allowed number of people to half of current amount, Katherine Barker seconded.

Dog Park

Matt Leamon provided the update on what Troy Lewis obtained from the association attorney's office about adding a Dog Park to the association. First off the Declaration will have to be amended which includes obtaining of 75% of owner written approval to alter/improve the Common Elements. The attorney's office further stated the liability the association would face, even with signed releases ahead of use, would never completely insulate the association from liability.

Matt Leamon quantified the attorney's office also recommended against the Dog Park.

Further group discussion with owners volunteering to obtain the 75% approval continued along with suggestions of means to maintain the Dog Park's cleanup, the hours, etc.

Jean-Philippe Maillard motioned for management to obtain costs for the attorney's office to develop a Dog Park Release and for management to obtain costs for the liability insurance, Sheldon Gibbs seconded.

Matt Leamon motioned to adjourn the meeting at 7:47 P.M., Susan Oliver seconded.