

**Greater Jacksonville Association, Inc.
General Membership Meeting Minutes
Tuesday April 20, 2021**

The GJA general membership met on the above date via Zoom due to the Covid pandemic. The meeting was called to order by President David Perrott at 7:35 pm. In attendance were approximately 23 members.

Secretary Betsy Lehmann summarized the minutes of the November 2020 general membership meeting, which had been posted on the website. They were approved as submitted. In the absence of the treasurer, there was no treasurer's report.

David Palmer summarized GJA's agreement with InSite, the developer of the log cabin/Starbucks site at 14227 Jarrettsville Pike. The 30-year covenant agreed to severely limits what businesses are allowed on this site, many of which are outlined in the GJA community Plan. This agreement avoided the possibility of two fast-food drive-thrus on the site.

Another focus of this meeting was discussion of the announcement that Kleins was considering selling one of the four parcels of its property in Jacksonville for the development of an office building and a Dunkin Donuts. Mr. Palmer reported on this issue. The GJA board met with their representatives to discuss the issue. GJA believes that the 40-year covenant initiated in 2000 with Kleins is explicit that only a post office or a grocery store can go on the site. The covenants state that any remaining property is subject to RC5 zoning, which only permits residential development.

A third item on the agenda was the Hillendale Country Club's plan to plan to develop one lot and build one home. HCC has reached an agreement to this effect with four adjoining neighbors. GJA reached agreement not to oppose HCC's development of one lot but does not agree to more than that since HCC may decide to develop four more parcels.

A question was asked about the vacant and boarded up site of McDonalds in the Manor Center. It is owned by the Manor Center, which is looking for a new tenant for the already zoned commercial use.

Web developer Todd Whittle introduced himself and the updated GJA web site. Board member Susan Anthony noted Facebook and Next Door were being used to promote GJA.

Mr. Perrott reminded attendees that 2021-22 dues were \$25.

There being no other business, the meeting was adjourned at 8:15 pm. Future meetings for 2021, either via Zoom or in person at Fairview United Methodist Church, are scheduled for September 21 and November 16.

Respectfully submitted,

Betsy Lehmann, Secretary