

THE LANDINGS MANAGEMENT ASSOCIATION, INC.

January 5, 2006

To: George Niel, CAM
From: Lynn Nilssen
Subject: Implementation of a Community-Wide Environmentally Safe Landscaping and Pond Maintenance Plan for The Landings.
Re: January 4th LMA Board Meeting — 7 p.m. at the Racquet Club

The Landings Management Association invited Jack Merriam and Rob Wright from the Sarasota County Water Resources division and Mike Holsinger, a retired Sarasota County Horticulturist, to discuss how the county can lend support and help implement an environmentally safe landscaping and pond maintenance plan for The Landings. Also a presentation was made by Demetra McBride the manager for SCGOV Division of Urban Forestry and a Landings resident.

Rob and Jack discussed how they have helped other communities and specifically how they can help The Landings improve the water quality of our ponds and restore common area habitat. Mike has been hired by the county to revise and update a landscaping contract he wrote in the 1990's that can be applied to condominium and homeowner associations. He brought and discussed the major points of the contract. They included, proper lawn maintenance, proper fertilizer application and type to minimize runoff and pollution of waterways. In addition he described the BMP for pest control using prevention first and least toxic chemicals only when needed. Demetra explained that the trees in the Landings were not being properly maintained compromising their health. Also she explained the counties philosophy on sustainability. The counties population continues to grow and proper management of our natural resources is vital to sustaining quality of life for the present and future generations. If the Landings were to follow recommendation it would save money in maintenance costs and improve the health and quality of our environment.

In addition to the LMA board, 8 association presidents were in attendance as well as a number of residents, who expressed a desire to implement proper landscape maintenance.

George P. Niel, CAM

From: henry [hw.rhodes2@comcast.net]
Sent: Tuesday, January 09, 2007 10:07 AM
To: george@argusmgmt.com
Subject: Request for short personal background
Importance: High

George,

This is a response to your telephone call regarding a short personal background. I hope this is appropriate for your purposes, if not please let me know.

Sara and I moved here directly from Cape Cod and prior to that lived in downtown Chicago. We have three children and three grandchildren.

For thirty plus years I worked in the insurance industry as a sales and marketing executive. I have served on business, social and religious

boards and committees. I am pleased to have the opportunity to serve on the Landings Management Association Board of Directors.

Henry Rhodes

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MEMO

Date: January 4, 2007
To: LMA Board
From: Don Smally
Subject: Background and Recommendations for Road and Drainage Activities

ROADS

The LMA Board has adopted the policy of a pay-as-you-go road resurfacing plan. Several years ago, I prepared a long range plan indicating a year-by-year program for resurfacing. (The latest revision dated December 1, 2005 is attached.) It indicates which roads are to be resurfaced each year for the next 15 years. It should be modified periodically to reflect changing needs. When a road is resurfaced, if needed, road drainage corrections are included in the project. Initially \$50,000 was budgeted for resurfacing and maintenance of drainage systems. Construction costs have risen with the passage of time, and last year \$100,000 was budgeted.

For the past nine years LMA has retained Minder and Associates Engineering Corporation to make a detailed topographic survey and prepare contracts and plans for each annual project. Minder furnishes periodic inspections during construction and recommends final payment to the contractor when the project is complete. I recommend continuing with Minder. I have acted as the Project Engineer and owners' representative: George at Argus handles the paper work having to do with the contracts, payments to the contractor and filing of the Notices of Commencement and Completion. In the future, LMA may wish to expand Minder's assignment to do some of the things that I did.

Initially, bids were taken from interested road builders and after several years and using different contractors, Mariotti Asphalt was the consistent low bidder. We have used Mariotti for the past few years without opening the project to other bidders. Their personnel know the Landings and even though there are the usual contractor complications, I recommend continuing with Mariotti.

At years end LMA contracts with Minder for the next year's project. The surveying and engineering should be scheduled so that construction can take place after the tourist season. The 2007 project is listed as Kestral Parkway North from the North Gate to US 41. There has been discussion about changing the traffic flow to simplify turns from the shopping center and from Circuit City onto Kestral Parkway. Major modifications should involve the commercial interests and the shopping center owners, and will probably be costly. Modifying the striping might help a little, and would be a lot less expensive.

DRAINAGE

The Landings has drainage problems that go back to the developer's original plans, which were not followed in many places. In the single family lot areas there were supposed to

be roadside swales to drain the roads and abutting lots. The swales were intended to allow storm water flows to inlets connected to a system of storm drains that lead to Sarasota Bay. Apparently no effort was made to require individual builders to grade lots and construct smaller swales along side lot lines to connect to the roadside swales. Driveways were supposed to match the roadside swale slopes, or cross them with appropriate culverts. This was done in some places, but not in others and as a result many swales are non-existent or have landscaping or driveways blocking the flow of storm water. Over the years we have suggested joint projects wherein individual owners get together and share the costs of correcting swale problems. Or, LHA and LMA join groups of owners to share the costs of correcting these problems. An ad hoc committee was formed to try to solve these matters. (One such project was constructed—on Landings Lane.) Money has been budgeted by LMA each year for LMA's share of these projects.

Every few years LMA has cleaned the storm water system pipes and structures. There are several trouble spots that require more frequent cleaning. George Neil of Argus has the name of the company that has been used for this work. Each year George and I ride all of the streets and note where potholes have developed, and George engages Anderson Asphalt to make the repairs. After resurfacing major roads, a specialty contractor is engaged to re-stripe the new work, making changes where appropriate.

In the condominium areas the roads were constructed with centerline drainage—so called "reverse crown construction". Good practice would be to have a concrete valley gutter carry the water along the centerline of the road. This eliminates standing water that damages asphalt. Concrete can be laid to grade whereas grading asphalt is difficult. This extends the life of the asphalt and allows for better drainage. This was done on the 2006 project—Landings Boulevard from Heron Way to Eagles Point. I recommend that when Heron Way, Starling Drive, Pintail Way, and the Tree House roads are resurfaced, a center concrete gutter be installed.

The Preserve drainage problems have been discussed for years. Builders on lots on the west side of the Preserve did not allow for the flow of water from the tract to be directed to side lot line swales and thence to the street swales. As a result lots have been flooded and vegetation damaged. Minder did a topographic survey and prepared a preliminary plan with a perimeter swale that directed runoff from the Preserve northerly to a storm water drain (to be reworked) on Landings Boulevard. The proposed project included underdrains to lower water tables. The LMA Board concluded that it would not fund the work. This year a special committee concluded that part of the Minder plan should be implemented as an initial stage of the project. Minder revised his plan and presented a cost estimate last month. No plans have been made to carry out this work.

I have enjoyed my tenure as Road and Drainage Chairman and because of my friendship with many Landings people I will make myself available to offer advice and help to the new Road and Drainage Chair if it is desired.

MEMO

Date: December 1, 2005
To: LMA Board
From: Don Smally, Roads and Drainage Chairman
Subject: Annual Update of Long Range Road Re-Surfacing Plan

As you should be aware, the Board has a policy of resurfacing Landings roads on a pay-as-you-go approach, with funds budgeted each year to do a road, or roads, following a schedule that is updated periodically to reflect current conditions. This is an update of the 2004 road inventory and estimated expected life of the roads. As previously noted paving lasts about 12 to 15 years but usage affects wear and tear. There may be changes with the passage of time and increases or decreases in traffic usage that would require some shifting of priorities. This work would be in addition to routine repairs and maintenance and does not include annual costs of maintenance of drainage systems, or costs of cooperative drainage programs with the Landings Homeowners Association, which are budgeted separately.

The roads are listed or grouped to comprise an average \$75,000 to \$100,000 (in 2005 prices) per year project expenditures, including engineering and striping.

| <u>YEAR</u> | <u>ROAD NAME</u> |
|-------------|-------------------------------------------------------------------------------------|
| 2006 | Landings Blvd--Heron Way to Eagles Point |
| 2007 | Kestral Parkway North—North Gate to US 41 |
| 2008 | Landings Terrace Landings Court |
| 2009 | Kestral Parkway South--Landings Blvd to Kestral Park Drive Kestral Park Drive |
| 2010 | Cedar Bay Lane Landings Blvd--Landings Circle to Heron Way |
| 2111 | Pine Harrier Circle |
| 2112 | Kestral Parkway South—Kestral Park Drive to Landings Blvd |
| 2013 | Kestral Parkway North--Landings Blvd to North Gate Kestral Park Circle |

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|------|-------------------------------------------------------------------------------------------------------|
| 2014 | Pine Harrier Drive |
| 2015 | Landings Circle, Landings Place, Landings Point, Landings Drive and Landings Lake Drive |
| 2016 | Starling Drive |
| 2017 | Eagles Point Circle Heron Way |
| 2018 | Flickerfield Circle Kestral Park Lane Kestral Park Terrace Kestral Park Place Pintail Way |
| 2019 | Peregrine Point Circle North Peregrine Point Circle West Peregrine Point Circle East |
| 2020 | Peregrine Point Drive Peregrine Point Way Peregrine Point Court |
| 2021 | Landings Blvd—Landings Circle to Landings Way |
| 2022 | Landings Blvd—Landings Way to Main Gate |



The Landings “NEWCOMERS” WELCOME

If you have recently moved into the Landings (since December 2005), you are invited to a “Newcomers” Cocktail Party on Tuesday, February 27 from 6:30 - 8:00 PM.

Please call the LRC Pro Shop at 923-3886 to “sign-up”. If you have questions or need more information please call Dee at 927-6261.

Hope to see you there!