

1 **The Landings Management Association, Inc.**  
2 **Minutes of the Board of Directors Meeting**  
3 **August 6, 2009**

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5 **Call to Order**

6 Bob Capo called the meeting to order at 7:08 pm at the Landings Racquet Club, 5350 Landings  
7 Boulevard, Sarasota, Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, William Whitman, Richard Bayles, Henry Rhodes, Dolores (Dee) Ricapito and  
10 Katherine "Katy" Leidel constituting a quorum. Also present were George Niel of Argus Property  
11 Management, Inc.; Irwin Starr of *The Landings Eagle* and nine property owners.

12 **Confirmation of Proper Meeting Notice**

13 The notice was posted in accordance with the by-laws of the Association and requirements of Florida  
14 Statutes.

15 **Appointment of Acting Secretary**

16 A motion was made and seconded to appoint George Niel as Acting Secretary for the meeting. The  
17 motion passed unanimously.

18 **Approval of Minutes of May 7, 2009 Regular Board Meeting (June 4, 2009 cancelled) (No July**  
19 **Meeting)**

20 There being no objection, on a motion by William Whitman, seconded by Henry Rhodes the minutes of  
21 the May 7, 2009 meeting were unanimously approved.

22 **President's Report:**

23 The President reported that the ownership of the parking areas in South VII has again surfaced and would  
24 like to again state that LMA does not own those parking areas. He further stated:

25 Condominium Book twenty-seven, page 40C clearly indicates the parking spaces are not part of the  
26 Commons of the Condominium; LMA maintains the Starling Drive Roadway only.

27 A discussion then arose over the traffic rule in the LMA Rules and Regulations pamphlet.

28 Richard Bayles then made the following motion seconded by Dolores "Dee" Ricapito:

29 The amendment to the Traffic Rules, in the LMA Rules and Regulations should delete the sentences:

30 "Such designated parking areas are available to any driver on a first-come, first served basis. No one,  
31 including a resident house that is adjacent to a designated parking area has a prior right to a designated  
32 parking area."

33 The motion passed unanimously.

34 **Treasurer's Report**

35 Richard Bayles stated that as of June 30, 2009 the Association is over Budget by approximately  
36 \$15,000.00, however looking forward the Association should be close to or on Budget by the end of the  
37 fiscal year.

38 A discussion then arose concerning the swale north of Pintail Way that has become blocked with  
39 vegetation again. The Manager reported that he has received bids ranging from \$9,000.00 to \$41,000.00  
40 to correct the problem.

41 The Manager then stated that upon a recommendation from one of the bidders, he had the swale sprayed  
42 and the vegetation is dying and that may solve the problem at a cost of \$50.00 per month.

43 If not the Manager stated that the best option was to line the swale with Rip Wrap at a cost of  
44 approximately \$13,000.00. It was decided to wait and see how effective the spraying would be.

45 **Safety and Security Committee:**

46 William Whitman reported:

47 Speeding continues to be a problem; we plan on implementing a radar program. Parking, if guests will  
48 line cars close and stay to the right it will enable through traffic to flow smoothly.

49 On or about July 31 a burglary was reported by a resident who resides on Kestral Park Place where a gym  
50 bag in an unlocked car was stolen along with \$40.00 in cash, and some health records. An individual on  
51 July 30 gained entry through the North Gate by removing an equipment cover and manually opening the  
52 gate. William Whitman tracked the vehicle and advised the driver he was trespassing, the driver  
53 apologized who was making a delivery to a resident on Peregrine Point Drive. Officer Fuller wrote an  
54 incident report.

55 An individual, on July 5 ran into the Main Gate breaking his windshield and snapping the gate arm off.  
56 LMA's maintenance man repaired the gate, therefore no dollar charges will be charged to the driver. The  
57 driver asked to have his windshield repaired; his request was denied. The driver tried to "tailgate" another  
58 car through the gate. A person on a bicycle wearing a backpack tried to bike under the North Gate and  
59 snapped the gate arm off. No significant damage, the arm was reattached by the LMA maintenance man.

60 **Landscape Committee:**

61 No report

62 **Roads and Drainage Committee:**

63 In the absence of Larry Spelman, Katherine "Katy" Leidel inquired what was being done with respect to  
64 the line painting of the Association's roadways. The Manager stated that he had several bids and, after  
65 discussion, Katherine "Katy" Leidel made a motion seconded by Dolores "Dee" Ricapito to award the  
66 white line painting bid to AAA Striping at a cost of \$4,561.20. The motion passed unanimously.

67 **Lakes Committee:**

68 No report

69 **Public Relations Committee:**

70 Katherine "Katy" Leidel reported all was "quiet."

71 **Strategic Planning Committee**

72 Henry Rhodes report is attached as EXHIBIT "A"

73 **Old Business:**

74 None.

75 **New Business:**

76 Richard Bayles had distributed earlier the first draft of a 2010 budget. Included in that budget were a  
77 new/newer truck, cutting back on street sweeping, upgrading the gate operating system and other small  
78 changes from 2009.

79 The cost of renewing the Association Documents Marketable Record Title Act ("MRTA") came under  
80 discussion. The Board concluded that an additional \$7,000 be added to Legal Expense in 2010 for  
81 preparing the documents and filing them with the State.

82 The need for an Association credit card because of the way financial business is conducted was discussed.  
83 A motion was then made by Richard Bayles and seconded by William Whitman to have the Manager  
84 secure a credit card in the name of the Association with two authorized users, the Treasurer and the  
85 Manager. The motion passed unanimously.

86 The need for a list of “Landings Realtors” to be made available at the main gate was discussed. After  
87 discussion it was decided that the Association should not be involved.

88 **Adjournment**

89 There being no further business, on a motion by Henry Rhodes and seconded by Dolores “Dee” Ricapito  
90 the meeting was adjourned at 8:43 pm. The next meeting is scheduled for September 3, 2009.

91 Respectfully submitted,

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93

94 George Niel, Acting Secretary