

1                                   **The Landings Management Association, Inc.**  
2                                   **Minutes of the Board of Directors Budget Meeting**  
3                                   **December 1, 2011**

4  
5                                   **approved**

6   **Call to Order**

7   Henry Rhodes called the meeting to order at 7:00pm at the Landings Racquet Club, 5350 Landings  
8   Boulevard, Sarasota, Florida.

9   **Determination of Quorum**

10   Present were Henry Rhodes, William Whitman, Richard Bayles, Edgar "Larry" Lawrence, Jack Jost,  
11   Ronald DeAnna, Tara Lamb, and Norman Olshansky.

12   First absence: James Bagley.

13   A quorum was present.

14   Presidents or representatives of Associations in attendance:

15       Pam Truitt	Treehouses
16       Jay Rock	Landings Carriagehouse I
17       Graeme Murray	Landings South V
18       Bill Whitman	Landings Homeowners
19       Henry Rhodes	Landings South VI
20       Barbara Pendrell	Villas @ Eagles Point
21       Nate Richards	Cloisters
22       Frank Oxarart	Enclave@Eagles Point
23       Patricia Decker	South IV
24       Dan Radman	Eagles Point III
25       Karl Maggard	Eagles Point I
26       Norman Olshansky	Lake View

27   Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle*  
28   and ten other residents.

29   **Confirmation of Proper Meeting Notice**

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

32   **Appointment of Acting Secretary**

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

35   The minutes of the November 3, 2011 Board meeting were reviewed, a motion was then made by Norman  
36   Olshansky, seconded by Richard Bayles to approve the minutes. The motion passed unanimously.

37   **President's Report**

38   The President then turned the floor over to George Michalopoulos and Sara Rhodes; their report is  
39   attached to these minutes.

40   After the presentation, the President again asked for volunteers to serve on the nominating committee. He  
41   then stated that if no volunteers come forward, he will appoint a nominating committee.

42   The President then stated that Jay Rock, President of Carriagehouse I has volunteered to serve as  
43   Chairman of the Environmental Committee

44   **Treasurer's Report:**

45   The Treasurer reported that he was forecasting that the Association will approximately breakeven at the  
46   end of fiscal year 2011.

47   The Treasurer's report will be filed for audit without objection.

48 **Committee Reports:**

49 **Aesthetics:**

50 No Report.

51 **Environmental:**

52 No report.

53 **Drainage:**

54 Jack Jost's drainage report is attached to these minutes.

55 **Financial:**

56 Norman Olshansky questioned the \$23,000.00 which is on the books as delinquent. The Treasurer and  
57 the Manager assured him that all legal collection efforts are in place including, but not limited to, the  
58 placement of liens.

59 **Lakes:**

60 Edgar "Larry" Lawrence reported that the weeds in Lake 1 are now under control; however lake  
61 number 3 still has a weed and algae issue which is being worked on.

62 He further reported that the Hazardous waste program is working very well.

63 **Landscape:**

64 Joseph Hennessy's report is attached to these minutes.

65 **Public Relations:**

66 See attached.

67 **Roads:**

68 No Report.

69 However a discussion arose concerning the intersection at Route 41 and Kestral Park North.

70 It was reported that Schostak Bros may have influenced Publix and Wells Fargo to flip flop on  
71 their apparent agreement with the LMA plan.

72 Ronald DeAnna then passed out to all Board members a recommendation which is attached to  
73 these minutes. After discussion, Jack Jost made a motion seconded by Norman Olshansky but  
74 after further discussion the motion and second was withdrawn. It was decided that the committee  
75 will do further research.

76 **Safety and Security:**

77 William Whitman reported that a request was made by Landings Carriagehouse I to have Kestral  
78 Parkway South put on the radar list of locations. The request was granted until a discrepancy was  
79 discovered that the roadway has two speed limits — 15MPH and 25MPH. William Whitman and  
80 the Manager recommended setting a 15MPH speed limit. After discussion, no action was taken.

81 He also reported that there was a hit and run incident which was caught on camera. He  
82 and the Manager is in contact with the perpetrator and they are willing to make full  
83 restitution

84 William Whitman also reported that he has been receiving complaints about dog owners  
85 not picking up after their dogs. It was decided to address this issue at the upcoming  
86 community-wide meeting to be held on December 14, 2011 at the Racquet Club at  
87 7:00pm.

88 **Strategic Planning:**

89 See attached.

90 **OLD BUSINESS:**

91 A very long discussion then took place concerning the tree height issue in “The Landings.” Norman  
92 Olshansky made a motion that was seconded by Richard Bayles. During the ensuing discussion the  
93 wording of the motion was discussed and, after several attempts to agree on the wording, the  
94 President tabled the motion with no further discussion.

95 Another lengthy discussion then took place concerning the Ropes and Posts, after which Richard  
96 Bayles made the following motion, seconded by Henry Rhodes:

97 Moved that the up to \$500 may be expended to remove the existing “posts  
98 and ropes” on LMA-owned property adjacent to the portion of the property at  
99 4872 Peregrine Point Circle North that faces Kestral Park Way North and  
100 replace same with a hedge as proposed by Raber on that property. This  
101 action is subject to agreement by the property owner for the replacement.”

102 Motion passed with a vote of five directors in favor and three directors opposed. The Directors who  
103 were opposed were Norman Olshansky, Ronald De Anna, and William Whitman.

104 William Whitman then stated that proposed changes to LMA’s Vehicle Rules and Regulations are  
105 still a “work in process.”

106 **NEW BUSINESS:**

107 Ronald DeAnna expressed to the Board that he has a concern about of the Board’s expenditure of  
108 funds that do not have a direct effect on all members.

109 **FOLLOW UP ACTIONS:**

- 110 • Ad Hoc Tree Trimming Committee Report
- 111 • LMA Vehicles Rules & Regulations
- 112 • Ropes & posts issues with respect to other properties than that discussed above.
- 113 • Keep Off the Grass signs.

114

115 **ADJOURNMENT**

116 Jack Jost made a motion, seconded by Richard Bayles to adjourn. The motion passed. The meeting  
117 was adjourned at 8:27pm. The next regular meeting is scheduled for Thursday, January 5, 2012 at  
118 7:00pm.

119 Note: There will be a community wide meeting which will be held on December 14, 2011 to discuss the  
120 accomplishments of the Board of Directors in 2011, the activities scheduled for 2012 and to answer  
121 questions from attending members.

122 Respectfully submitted,

123

124 George Niel, Acting Secretary

## **Kestral Pkw.**

### **RECOMMENDATIONS:**

- 1) Determine and confirm Kestrel's ownership.**
- 2) Assuming LMA owns and controls KESTRAL**
  - a) Contact Grimail Engineering request their opinion based on previous meetings with FDOT and Sarasota County DOT; would those agencies submit to LMA a letter to the fact that any of LMA's traffic proposals for Kestral & US 41 would be a traffic safety benefit for all Sarasota residents and also if the Landings Commercial Center was before the County at this time for approval, the entry to the Center in question would not be approved because of it proximity to US 41.**
- 3) Assuming 1 & 2 above clear proceed with project ASAP.**

# Landscape Committee Update

12/1/11

- Front Gate Plan – 12/3 – *utilities marked & irrigation; 12/10-preperation; 12/17 planting complete*
- Landscape Contract Bid/SOW-awaiting 1 bid
- Starling Drive/Marina Improvement – *Raber to develop some options. Met with Raber and H. Zimmerman 11/7*
- 2012 Landscape Project Plan- TBD
- Holiday Lights

# Landscape Committee Update

## Completed Items

- South Gate Rail Road Ties –*complete 8/11*
- Landings Blvd/Pintail Way Palm Tree – *complete 11/17*
- ENA Grass Cutting – *complete 11/17 scheduled*
- Landings Blvd/Cloisters Stockade Fence plan – *complete 11/17*
- Broken Tree on Landings Blvd-*complete 9/11*
- Heron Way Landscaping – *complete 10/11*
- Summer Landscape Trimming – *complete 8/11*
- Christmas Lights – *complete 8/11*
- Kestral Parkway North Phoenix Palm – *complete 9/11*
- ENA Invasives – *complete 8/11*
- ENA Tree/Limb Removal- *complete 8/11*
- LMA Tree Limb Removal Project – *complete, Mark Collins 9/1 ~ 15K to bring current situation to a maintenance state. Recommend 3 days 2011; 3 days 2012; 1.5 days in 2013*
- Kestral Parkway North Post and Ropes – *received 2 bids, referred to committee*

# STRATEGIC PLANNING COMMITTEE

## MARKETING COMMITTEE REPORT

December 1, 2011 LMA BOARD MEETING

### I WEB SITE

- A. WE ARE IN THE FINAL ROUNDS OF QUESTIONING THE REMAINING TWO VENDORS AND ANTICIPATE AWARDING THE CONTRACT BY DECEMBER 12

### II LANDINGS BROCHURE

- A. THE SELECTION OF THE PRINTER IS FINALIZED WITH THE CAVIAT OF BIDDING WITH THE FIRM SELECTED AS WEB DESIGNER TO LEVERAGE THEIR RELATIONSHIPS
- B. WE HAVE DECIDED ON A TRI-FOLD BROCHURE AND A ROUGH LAYOUT IS UNDER
- C. WE ARE LOOKING FOR COPYWRITERS AND EDITORS THAT CAN VOLUNTEER THEIR TIME FOR THIS PROJECT

### III REALTORS RECEPTION

- A. THE INVITATIONS TO THE TARGETED SARASOTA REALTORS WERE E-BLASTED TODAY INVITING LOCAL REALTORS TO THE LANDINGS ON JANUARY 19 AT 4:30 PM
- B. WE HOPE TO HAVE 75 REALTORS FROM SARASOTA ATTEND THE RECEPTION AND PRESENT THE BOARD ACCOMPLISHMENTS IN 2011, WEB SITE CONCEPTS, THE BROCHURE AND PLANNED UPDATES THROUGH OUT THE COMMUNITY FOR 2012.
- C. THE RECEPTION WILL BE HELD IN THE NEWLY RENOVATED LAKESIDE ROOM AT THE LRC.
- D. WE ARE INVESTIGATING THE POTENTIAL OF A REALTORS TOUR OF AVAILABLE PROPERTIES IN THE LANDINGS
- E. THE RECEPTION WILL BE SPONSORED BY THE LMA AND THE LRC, AND CO-HOSTED BY THE REAL ESTATE AGENTS THAT LIVE IN THE LANDINGS
- F. WINE, CHEESE, FRUIT AND COOKIES WILL BE SERVED FOLLOWING THE PRESENTATIONS.

## Drainage Report December 1, 2011

Dunescapes has cleaned out the first 220' of the creek beginning at the Cloisters/Treehouse corner and continuing west toward the Nature Trail walking bridge across the creek. The second 220', all the way to the bridge, will be cleaned out early next year.

We have discussed the drainage problem at the north gate entrance to the Landings on several occasions. JAG Engineering recommended new catch basins on either side of the western most entrance into the shopping center with an underground (under the road) piping tie into an existing drainage pipe that runs along the street between the street and the eastern wall of The Landings that feeds into Lake #1. JAG was given a contract for \$3,400 to design the system. The design is nearing completion and should be available for review next week. Next, JAG will meet with SWFWMD and Sarasota County Utilities to discuss the project specifics and permitting requirements.

The LMA worked with the LHA to define measures to correct a drainage problem on Peregrine Pt. Way. The LMA paid for the engineering analysis and LHA will be responsible for implementation.

1                                   **The Landings Management Association, Inc.**  
2                                   **Minutes of the Board of Directors Workshop Meeting**  
3                                   **December 14, 2011**

4  
5                                   **approved**

6   **Call to Order**

7   Henry Rhodes called the meeting to order at 7:00pm at the Landings Racquet Club, 5350 Landings  
8   Boulevard, Sarasota, Florida.

9   **Determination of Quorum**

10   Present were Henry Rhodes, Richard Bayles, Edgar “Larry” Lawrence, James Bagley, Tara Lamb, and  
11   Ronald De Anna.

12   A quorum was present.

13   Presidents of Associations in attendance:

14   Rudy Blohm                    South II  
15   Henry Rhodes                 South VI  
16   Karl Maggard                 Eagles Point I  
17   Dan Radman                    Eagles Point III  
18   Robert Windom MD            Eagles Point IV  
19

20   George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle*, were also in  
21   attendance and nineteen homeowners. George Michalopoulos joined the meeting in progress.

22   **Confirmation of Proper Meeting Notice**

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

25   **Appointment of Acting Secretary**

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

28   This meeting was an “informational meeting” and no official business was conducted therefore the  
29   minutes will only reflect the following:

30   In his opening remarks Henry Rhodes introduced the Board members present and the Presidents in  
31   attendance.

32   He then turned the meeting over to Joseph Hennessy chairman of the landscape committee.

33   Joseph Hennessy then put on a power point presentation concerning the recent landscaping improvements  
34   at the main entrance to “The Landings”. A summary of that presentation is attached to these minutes.

35   The President then gave a detailed accounting of the Boards accomplishments during 2011. A copy of  
36   that report is attached to these minutes.

37   George Michalopoulos and Sara Rhodes then put on a power point presentation about the proposed web  
38   site to promote “The Landings” which will focus around “The Quality of Life”, “Increasing the Demand  
39   to Live at The Landings”, and “Enhancing the Value of Property Values”.

40   George Michalopoulos stated that our base of prospective buyers is from Canada, New York, and the UK.

41   Sara Rhodes then stated that sometime in the future the committee will host a Wine and Cheese get  
42   together and invite as many of the local Realtors as possible to promote “The Landings”.

43   A summary of that presentation is attached to these minutes.

44   Henry Rhodes then reminded everyone that his term and the terms of William Whitman, James Bagley,  
45   and Norman Olshansky were up and that all except Norman Olshansky would be running for re-election.

46   He then stated that the nominating committee is as follows:

47   Norman Olshansky, Chairman

48 Ben Mayne

49 Ralph Ricapito

50 Howard Feltman

51 Glenn Shriberg

52 Anyone wishing to have their names on the Ballot should contact a committee member and make their  
53 intention known. Nominations from the floor at the Annual meeting will be accepted including “Self  
54 Nominations” but it would be best to have your name on the Ballot.

55 Henry Rhodes adjourned the meeting at 8:15pm The next regular meeting is scheduled for January 5,  
56 2012

57 Respectfully submitted,

58

59 George Niel, Acting Secretary