

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
June 7, 2007

Call to Order

Bob Capo called the meeting to order at 7:04 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

Determination of Quorum

Present were Bob Capo, Dolores (Dee) Ricapito, Bill Whitman, Dick Bayles, John Newcomer, Henry Rhodes, Katherine Leidel and Jerry McFadden constituting a quorum. Also present was George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle* and two homeowners.

Confirmation of Proper Meeting Notice

The notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

Appointment of Acting Secretary

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

Approval of Minutes of May 3, 2007 Board Meeting.

There were two corrections:

Number 1, Lines 50 and 51 deletions by strike through and addition by underline:

~~50 The President reported that Truman Menefee, President of Eagles Point Circle reported that the Association at their expense 51 was going to extend the wall at the South Gate to the end of the Eagles Point Circle in order to shield streetlights.~~

The President reported that the Phillipi Harbor Club had agreed to replace the old fence that extends beyond the end of the current LMA fence at the South gate. This fence was the responsibility of the Villas at Eagles Point, however, the Harbor Club decided to replace it as a sign of good will. They are working with the Villas President, Truman Menefee to reduce any detrimental effect on the Villas property caused by the Harbor Club.

Number 2, Lines 135, 136, 137 deletion by strike through and addition by underline:

~~She stated that speaking for the Public Relations committee, the guards at the gatehouse should be better dressed (possibly white shirts). dressed in authoritative uniforms. She also said that the committee was working on the community book and the committee was also in favor of enforcement of the traffic rules. the P/R committee would assist the Safety & Security Committee with positive communications of enforcement of the traffic rules.~~

On a motion by Dick Bayles and seconded by Bill Whitman the minutes were unanimously accepted after the corrections were made.

President's Report:

The President reported that he had received a letter from the County asking that he as President sign a "RIGHT OF ENTRY/HOLD HARMLESS AGREEMENT" which would allow the County, after a major storm to clean up the roadways "OWNED" by LMA, the County would then be reimbursed by FEMA. The President said that he would sign the form however; LMA did not own all of the roadways in *The Landings*. He went on to say that of his knowledge only one of the twenty Associations within *The Landings* received this notification. The President stated that he would inform his Association and Dick Bayles said that he would send a notification to the other eighteen Associations. It was determined that each individual Association would need to sign and file the County agreement.

The President then opened a discussion about the "WILDFIRE CONCERNS IN THE NATURE PRESERVE"
The discussion is summarized in EXHIBIT "A" attached to these minutes.

Mr. Bewley an owner who resides at 5086 Kestral Parkway South expressed his concern and asked that the Board take some immediate action. The Board stated that there was a plan for the wildfire concern, which will be implemented, but only after the drainage issue was resolved. The Board reported that this issue has been worked on for the past several months and that they were going to follow that plan and no further action would be taken at this meeting. The Board stated that what the County wants and what the Fire Department wants are in direct conflict and a resolution is being sought.

Treasurer's Report:

The Treasurer reported that to date the Association was modestly ahead of plan.

The Treasurer also said that he was trying to arrange to have a demonstration of new Security software that will take approximately 1½ hours and would keep everyone informed as to the date and time of the demonstration.

Committee Reports:

Safety and Security:

Bill Whitman reported that there was an act of vandalism on the nature trail, a piece of rope was burned and a trash container was stolen. He also reported that the new gates were installed at the North gate and he has received many compliments on their appearance.

Bill Whitman also went on to say that in the near future a delayed timer would be operational on the North gate and that a sign was posted to alert drivers of the delay. At this time the sign is covered until the delay switches are in place. The delayed timer is to deter speeding through the gates.

Bill Whitman also reported that the radar gun was calibrated with a tuning fork and in the near future Allied Security personnel will be checking for speeders and issuing tickets as allowed by the Association's Documents. Enforcement will begin following publication of an article in the August edition of The Landings Eagle describing the enforcement which will be scheduled to begin August 15, 2007

Landscaping Report:

Ben Mayne was out of town so he E-mailed the following landscape report, attached as EXHIBIT "B".

Roads and Drainage Committee:

In the absence of Larry Spelman there was no Roads and Drainage report.

Lakes Committee:

Jerry McFadden reported that all was well with the Association lakes at this time except for some excess vegetation at lake one which was being treated with a granular product that will hopefully maintain the vegetation at an acceptable level.

Public Relation Committee:

Katy Leidel report is attached as EXHIBIT "A".

Note: There will not be a July 2007, publication of the Eagle.

Old Business:

None.

New Business:

Dick Bayles reported that he was working at updating the Residents Directory and that the Residents Handbook would remain unchanged at this time.

Irwin Starr asked the Board for permission to publish the Meeting Agenda. After a brief discussion the request was approved. The Manager said that as soon as Dick Bayles approved the Agenda he would E-mail it to Irwin Starr.

Adjournment:

The meeting on a motion by Dick Bayles and seconded by Henry Rhodes was adjourned at 8:15 PM. The next meeting is scheduled for July 5, 2007 @ 7:00PM.

Respectfully submitted,

George Niel, Acting Secretary

EXHIBIT "A"

Robert CaDo

From: "Robert Greenfield" <rkg1650@comcast.net>
 To: "Robert Capo" <bobandmarcia@verizon.net>
 Sent: Thursday, May 17, 2007 3:06 PM
 Subject: Re: WILDFIRE CONCERNS IN NATURE PRESERVE

Howard - Your message is loud and clear. There is a potential hazard for the homes on the bordering properties from the condition of the nature area. It is LMA's responsibility to address it. If Bob Capo gives it a place on the agenda, as you request, interested homeowners should be prepared with a proposal for action. I think this would be appropriate:

1. LMA board requests LHA to inspect the bordering properties and submit a report identifying properties that do not have the recommended 3D-foot fire barrier.
2. LHA board appoints a committee to inspect the properties and prepare a report detailing their findings and recommendations for clearing a thirty foot barrier for all bordering homes. This might consist of (a) steps to be taken by the individual owners on their properties and (b) steps to be taken in the nature area.
3. LHA sends an advisory to the owners of any properties which need clearing.
4. LHA requests LMA to clear any segments of the nature area required for a thirty foot barrier.
5. LMA orders the clearing in the nature area to be done regardless of any deferment of other work in the nature area.

Bob Greenfield

-- Original Message

From: Robert Capo
 To: Bob Greenfield ; Jack Jost ; Larry Fleming
 Cc: George Niel ; John Newcomer
 Sent: Thursday, May 17, 2007 12:54 PM
 Subject: Fw: WILDFIRE CONCERNS IN NATURE PRESERVE

- Original Message

From: HOWFEL@aoLcom
 To: donna@gulliversfl.com ; Edoye111@comcast.net; dJeatherman@comcast.net; rngoodwill@comcast.net; rkg1650@comcast.net; Montrose40wall@aoLcom ; Mica184@aoLcom ; jpmc5134@verizon.net; Kimiller1@verizon.net; ShropePetesr@aoLcom ; JStewartx2@comcast.net; SandyFG4@aoLcom ; Whitman@cs.com ; stanwilliams@comcast.net; bobandmarcia@verizon.net; landingseagle@comcast.net
 Sent: Thursday, May 17, 2007 12:21 PM
 Subject: WILDFIRE CONCERNS IN NATURE PRESERVE

May 17, 2007

WILDFIRE CONCERNS IN THE NATURE PRESERVE

Several homeowners expressed concern about wildfire vulnerability from the Preserve. This concern was based on the number of uncontrolled wildfires in Florida, the decision not to mow the Preserve, and the lack of rain.

We contacted the Sarasota Fire Chief for the Fire Department's evaluation. He designated Fire Mitigation Specialist Joe Padgett (941 8099884) to make an evaluation.

On May 15th Mr. Padgett met with Howard Feltman and Irwin Starr to observe the conditions in the Preserve, and make a fire hazard assessment. The assessment is based on a numerical value assigned to 29 different specific conditions. He scored the Preserve at 65. Based on this score he classified it as a "MODERATE HAZARD".

HAZARD ASSESSMENT

POINT RANGE

EXHIBIT "A"

less than 50

50- 74 75-

99

100-120

Low Hazard

Moderate Hazard

High Hazard Very

High Hazard

Extreme Hazard

more than 120

He made the following recommendations to reduce wildfire vulnerability:

1. "Reduce fuel within 30 feet of any home edge." He stated that there should be at least a 30 foot fire barrier (Mowed area) between the back of every home into the Preserve. If this were done for all homes bordering the Preserve, the Hazard Assessment score would be reduced by 25 points which would change the Hazard assessment to a score of 40 which is a "Low Hazard".
2. Remove tree limbs within 10 feet of the ground to separate ground fuels from tree top fuels. 3. "Remove and control of exotics".

(This is scheduled to be done as soon as the drainage problem is corrected)

He also stated that it was very important for all residents be watchful for any signs of smoke or smoldering. If these conditions are observed, the Fire Department should be notified immediately.

This e-mail is being sent to Bob Capo, President of LMA, requesting that this issue be placed on the agenda for the next LMA meeting. We further request LMA to immediately implement the recommendations of the Sarasota Fire Department.

This e-mail is also being sent to all members of the Board of The Landings Homeowners Association.

Howard Feltman

6/7/2007

EXHIBIT "B"

Page 1 of 1

Robert Capo

From: "Ben Mayne" <benrrn2@comcasnet> "Bob
To: Capo" <bobandmarcia@verizon.net>
Sent: Friday, June 01,2007 6:01 AM
Subject: LMA Landscape report for May

We have finished planting the big island at the entrance to EP, but have not done anything at the North entrance until we can figure out the irrigation at that area. We have had a few questions about island watering during the current drought and it was explained that we have an exception and can water 60 days to establish new plants, plus the fact that we are using micro irrigation whenever possible. Regular pruning is currently under way. Over all, all is well. I am currently in northern Michigan in the home area of the Odawa indians. I will ask for a small, maybe large, rain dance for Florida!

Ben

EXHIBIT "C"

George P. Niel, CAM

To: thisiskaty@comcast.net

Subject: RE: PR Report - hi George!

Original Message:

Original Message----

From: thisiskaty@comcast.net [mailto:thisiskaty@comcast.net]

Sent: Friday, June 08, 2007 12:32 PM

To: George@argusmgmt.com

Subject: PR Report - hi George!

As a result of changes within the structure of our security system, residents have questioned the precise protocol at the gate when visitors arrive. It has been suggested that Barbara list these in her next Eagle article for clarification. Observing procedures at a gated community in Palm Beach county, the guard had the uniformed appearance of an officer. My vehicle was approached by the guard with a clipboard. My name was requested, he then re-entered the guardhouse and verified either on computer or a written list that in fact my name had been called in. A photo I.D. was requested and my license plate was noted as I drove off. The impression given was that the community was very secure.

Katy Leidel

! DSP AM :5079.4669846f940 12153566558!

