

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **October 2, 2008**
4

5 **Call to Order**

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

8 **Determination of Quorum**

9 Present were Bob Capo, Katherine (Katy) Leidel, William Whitman, Richard Bayles, Henry
10 Rhodes, and Larry Spelman constituting a quorum. Also present were George Niel of Argus
11 Property Management, Inc.; Irwin Starr of The Landings Eagle, and four 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
14 Florida Statutes.

15 **Appointment of Acting Secretary**

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

18 **Member Presentation**

19 The President then announced that he had a call from Bob Greenfield, who asked to address the
20 Board with a prepared statement. That statement is attached as Exhibit "A."

21 A discussion followed and the Manager was directed to contact the Association's attorney for
22 advice concerning Bob Greenfield's statement.

23 **Approval of Minutes of August 7, 2008 Board Meeting**

24 There being no objection, on a motion by Henry Rhodes, seconded by Larry Spelman, the minutes
25 of the September 4, 2008 meeting were unanimously approved.

26 **President's Report:**

27 The President reported that the Association's attorney is in contact with the attorney for the owner
28 of the fence in question and hopefully the fence will be removed in the near future.

29 The President then stated that a new Strategic Planning Committee was formed and that Henry
30 Rhodes would head that committee. The committee's first priority will be to oversee the
31 implementation of the final report of the ENA Committee.

32 **Treasurer's Report:**

33 The Treasurer's Report is attached as Exhibit "B".

34 The Treasurer stated that no significant events occurred during the past month and year to date, the
35 Association has a projected \$9,000.00 surplus for 2008.

36 **Safety and Security Committee:**

37 William Whitman reported that about 60% of the safety and security issues were about traffic
38 delays in entering "The Landings" he asked that everyone exercise patience until the new
39 gatehouse is finished. He also reported that there were some youngsters skateboarding around the
40 old gatehouse which is under construction and that the youngsters were asked to stop the
41 skateboarding.

42 William Whitman also stated that there were no reported burglaries or break-ins since July.

43 William Whitman reported that a new county ordinance was enacted on July 8, 2008 requiring
44 communities who have un-manned gates to have a "Knox Lock" which permits Fire and EMS
45 vehicles access without running through the gate.

46 It was reported that the Riverview High School track team for several years has been entering
47 “The Landings” through the un-manned North Gate for their practice runs. Now that it is manned
48 during the construction of the Main Gate the guard denied them entrance. The President stated that
49 he had called the head of the athletic department at Riverview High School and gave them
50 permission to enter The Landings for their practice runs. After a brief discussion, the Board agreed
51 with the President’s action.

52 **Landscape Committee:**

53 There was no Landscape Committee report.

54 **Roads and Drainage Committee:**

55 Larry Spelman reported that he had two requests to put Starling Drive on the 2009 road paving
56 schedule. He reported that according to Don Smally’s 15/16 year plan that Kestral Parkway South-
57 Landings Boulevard to Kestral Park Drive and Keastral Park Drive were to be the 2009 road
58 paving schedule. He then stated that he would have the Association’s road engineering firm do an
59 evaluation and give a recommendation if the 15/16 year road paving plan should be altered.

60 **Lakes Committee:**

61 In the absence of Jerry McFadden, Jack Jost gave the Lake Committee report which is attached as
62 Exhibit “C.”

63 After discussion it was decided to engage Jensen and Group, LLC, to do a study and make
64 recommendations on how to correct the drainage issue, which is causing debris problems at the
65 Association’s Lake 1 (the “North Lake”) at a cost not to exceed \$5,000.00 and that Jensen and
66 Group, LLC is to be advised that the project may not be able to start until 2009 because of Budget
67 issues.

68 **Public Relations Committee:**

69 Katherine “Katy” Leidel gave the following public relations report:

70 Most of her calls were about the construction of the new Gatehouse and most of the callers were
71 understanding but wanted to know how long the construction would take. Richard Bayles stated
72 that the construction at this time was a little ahead of schedule and expected the project to be
73 completed by mid-December 2008.

74 The other calls she received were about the Rakoff “fence” issue which is still in the process of
75 being resolved.

76 **Old Business:**

77 None.

78 **New Business:**

79 Richard Bayles then opened a discussion about the 2009 Budget. He then went over line by line
80 of a very detailed proposed Budget with the Board. After discussion, two changes were made:

- 81 • \$5,000.00 was added to do the drainage line for the study concerning Lake #1.
- 82 • \$5,000.00 was added to the ENA project to cover uncompleted remediation. In addition,
83 the Strategic Planning Committee will submit a grant application to Sarasota County to
84 support this project.

85 The 2009 Budget, which will be voted upon at the November regular Board meeting will have an
86 annual assessment of \$1,002.00 per member, which is \$104.00 less than the 2008 annual
87 assessment.

88 The Manager was directed to have the proper notices sent to all of the individual Association
89 Presidents in order to meet the statutory and Covenant requirements concerning a Budget vote.

90 **Adjournment**

91 There being no further business on a motion by Larry Spelman and seconded by Richard Bayles
92 the meeting was adjourned at 8:15 pm. The next meeting is scheduled for November 6, 2008.

93
94 Respectfully submitted,

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96
97 George Niel, Acting Secretary