

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
February 7, 2008

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5 **Call to Order**

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7 Bob Capo called the meeting to order at 6:36 PM at the Landings Racquet Club, 5350 Landings Boulevard,
8 Sarasota, Florida.
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10 **Determination of Quorum**

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12 Present were Bob Capo, Dee Ricapito, Henry Rhodes, Larry Spelman and Katherine (Katy) Leidel. John Newcomer
13 joined the meeting while in progress, constituting a quorum. Also present were George Niel of Argus Property
14 Management, Inc., Jack J. Kangan of *The Landings Eagle*, Ben Mayne Landscape Chairman and five property
15 owners.
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17 **Confirmation of Proper Meeting Notice**

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19 The notice was posted in accordance with the By-laws of the Association and requirements of Florida Statutes.
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21 **Appointment of Acting Secretary**

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23 A motion was made and seconded to appoint George Niel as Acting Secretary for the meeting. The motion passed
24 unanimously.
25

26 **Approval of Minutes of January 3, 2007 Board Meeting**

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28 Larry Spelman noted one correction to the minutes:
29

30 Line 33 should have included "Promptly thereafter Bob Capo appointed Bob Greenfield as Chairman of the
31 committee".
32

33 Upon the correction being made Larry made a motion seconded by Jerry McFadden to accept the January 3, 2008
34 minutes. Motion passed unanimously.
35

36 **President's Report:**

37
38 The president reported that the County was clearing the swale going through the Treehouses' with the use of County
39 prisoners and that some owners had expressed concern about the prisoners. The President assured everyone that the
40 prisoners that are being used have not been convicted of violent crimes, have only short sentences which would not
41 make them want to flee which would add years to their incarcerations. The County have used the prisoners several
42 times before in "The Landings" and never had any problems. The County uses prisoners at other locations in
43 Sarasota County.

44 The President also reported that the dredging that is being done around Eagles Point is not on "The Landings"
45 property but in Phillippi Creek so that larger boats may be docked at Phililppi Harbor Club.
46

47 **Treasurer's Report:**

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49 The Treasurer's Report is attached as Exhibit "A".
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51 **Safety and Security Committee:**

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53 John Newcomer reported that at another Association "Turtle Rock" has employed the County Sheriff Department to
54 patrol their community.
55

56 **Landscaping Committee:**

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58 Dolores "Dee" Ricapito reported that the area around the Racquet Club and the Nature Trail needs to be cleared of
59 overgrowth.
60

61 Ben Mayne chairman of the Landscaping Committee reported that there is a large oak tree whose root system has
62 caused damage to the island's curbing and the roadway on Flicker Field.
63

64 **Roads and Drainage Committee:**

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66 There was no Road and Drainage Committee report.

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68 **Lakes Committee:**

69
70 Jerry McFadden reported that the fountain in lake #1 had been repaired and the lake also had been sprayed to control
71 the overgrowth of vegetation.

72
73 **Public Relations Committee:**

74
75 Dolores "Dee" Ricapito reported that the Tribute to Robert (Bob) Greenfield was a tremendous success and that the
76 island at Landings Blvd. and Kestral Park Way was named in perpetuity "*Greenfield Crossing*". The type of sign
77 has not been determined as yet.

78
79 Katy Leidel and Dee Ricapito reported that the "Newcomers Wine and Cheese Party" will be held on Tuesday,
80 March 20, 2008 between the hours of 6:30 and 8:00 PM at the Racquet Club (Lakeside).

81
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83 **Old Business:**

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85 There was no old business.

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87 **New Business:**

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89 There was no new business.

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91 **Adjournment**

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93 There being no further business on a motion by Dolores (Dee) Ricapito and seconded by Larry Spelman the meeting
94 was adjourned at 7:03 PM. The next meeting is scheduled for March 6, 2008.

95
96 Respectfully submitted,

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98
99 George Niel, Acting Secretary

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The Landings Management Association, Inc.
Minutes of the Annual Members' Meeting
February 7, 2008

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106 **Call to Order**

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

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110 **Determination of Quorum**

111 There were fourteen Associations present, representing 512 Homeowner units out of a total of 702,
112 thereby establishing a quorum.

113 The Associations whose Presidents were present in person are as follows:

114 South VI, Robert L. Capo
115 Villas at Eagles Point, Truman Menefee
116 Eagles Point I, Karl Maggard
117 Enclave at Eagles Point, Frank Oxarart

118 Also present were, Jack J. Kahgan of *The Landings Eagle*, George Niel of Argus Property Management,
119 Inc. and an audience of fifteen residents.

120
121 **Confirmation of Proper Meeting Notice**

122 The Notice of Meeting was posted in accordance with the Bylaws of the Association and requirements of
123 Florida Statutes.

124
125 **Approval of Minutes of the February 1, 2007 Annual Meeting**

126 A motion was made by Jack Jost and seconded by Ben Mayne to approve the minutes of the last meeting,
127 as written. The motion passed unanimously.

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129 **Election**

130 Chairman Capo called for nominations from the floor. As there were no nominations from the floor,
131 Chairman Bob Capo stated that the four candidates:

132 Robert Capo
133 Jerry McFadden
134 Henry Rhodes
135 William Whitman

136 would be elected by acclamation to fill the four open positions on the Board.

137
138 **Treasurer's Report:**

139 Attached as Exhibit "A."

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141 **President's Report:**

142 The President's report was published in the January 2008 edition of the "Landings Eagle."

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144 **Committee Reports:**

145
145 **Safety and Security:**

146 Bill Whitman reported that the traffic enforcement plan was in effect and that the Property Manager has
147 been sending out appropriate violation letters to the offending drivers.

148 A lengthy discussion followed concerning the manner in which visitors were gaining access to “The
149 Landings.” It was the general consensus of the owners present that all visitors should be required to show
150 photo ID.

151 It was decided that the Board of Directors would consider this issue at its organizational meeting, which
152 follows the Annual Meeting.

153

154 Adjournment:

155 On a motion by Silva Meneffe seconded by Karl Maggard the meeting was adjourned at 8:06 PM.

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157 Respectfully Submitted,

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159 George P. Niel

160 Acting Secretary

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The Landings Management Association, Inc.
Minutes of the Board of Directors Organizational Meeting
February 7, 2008

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Call to Order

Chairman Bob Capó called the meeting to order at 8:15 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

Determination of Quorum

Present were Dolores (Dee) Ricapito, Katherine (Katy) Leidel, Dick Bayles, John Newcomer, Larry Spelman and newly re-elected directors Robert Capó, Jerry McFadden, Henry Rhodes and William Whitman constituting a quorum.

Confirmation of Proper Meeting Notice

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

Nomination of Officers

Chairman Capó opened the floor for nominations of Board officers.

Larry Spelman then made a motion, seconded by Katherine (Katy) Leidel, to re-elect the 2007 officers for the 2008 year. Motion passed unanimously.

Katherine (Katy) Leidel then made a motion seconded by Larry Spelman, to make it a requirement for all persons visiting "The Landings" to show photo ID before gaining entrance to The Landings. After a very long discussion during which several Board members thought such a requirement should be published in *The Landings Eagle* so that the Board should get input from the owners before implementing that policy. The Board's decision to put in speed bumps without owners input was then discussed.

The President then called for a vote of the Directors. Those voting in favor were, Larry Spelman, Katherine (Katy) Leidel and Henry Rhodes. Those voting against were Bob Capó, Dolores (Dee) Ricapito, Dick Bayles, John Newcomer, Jerry McFadden and Bill Whitman. The motion failed.

Dick Bayles then volunteered to draft an article to be published in *The Landings Eagle* asking owners to voice their opinions at the next regular Board meeting, which will enable the Board to make the best decision on this very important issue.

Adjournment

Henry Rhodes seconded by Bob Capó made a motion, to adjourn the meeting. The motion passed unanimously and the meeting was adjourned at 8:35 PM.

Respectfully Submitted,

George P. Niel, Acting Secretary