

*Exception*  
*for [unclear]*

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**June 5, 2003**

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5 **Call to Order**

6 The meeting was called to order by Larry Spelman at 7:00 PM at the Landings Racquet Club, 5350 Landings  
7 Boulevard, Sarasota, Florida.

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9 **Determination of Quorum**

10 Present were Larry Spelman, Ted Humphrey, Bob Capo, Don Smally and Ray Rakoff constituting a quorum. Dec  
11 Ricapito, Eli Chatson, Jerry McFadden and Fred Stanyer were absent. Also present were Jim Faix of Argus  
12 Property Management, Inc. and 5 homeowners.

13  
14 **Confirmation of Proper Meeting Notice**

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

16  
17 **Appointment of Acting Secretary**

18 A motion was made and second to appoint Jim Faix as Acting Secretary for the meeting.

19 The motion passed unanimously.

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21 **Approval of Minutes of May 1, 2003 Board of Directors Meeting**

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23 Hearing no objections, the minutes of the May 1, 2003 Board of Directors Meeting were approved.

24  
25 **President's Report**

26 Larry Spelman reported that there would be no July meeting. He also reported that he inquired about the question of  
27 having under age operators of gas-powered scooters being operated in The Landings. He inquired with the  
28 insurance company and they said that the Association is covered should an accident occur. With that information he  
29 saw no need to contact the Association's attorney for the same question.

30  
31 A motion was made by Ted Humphrey, second by Don Smally to rescind the motion from the prior meeting to  
32 request an attorney's opinion on this matter.

33 The motion passed unanimously.

34  
35 **Discussion Regarding South Gate Operating Hours**

36 A discussion took place regarding the proposed operating hours of the south gate to match that of the north gate  
37 Marion Branick, President of Landings South V and Mr. and Mrs. Richard Wolfe expressed their concerns regarding  
38 security issues by extending the gate hours of operation. It was agreed that the issue would be reviewed at the  
39 October meeting of the Board after sending a letter to the presidents of neighboring associations.

40  
41 **Treasurer's Report**

42 Bob Capo presented the Financial Report. So far, the Association is approximately \$33,000 ahead of budget,  
43 however, no funds have yet been disbursed to the paving contractor. Landscaping is a little over budget for this time  
44 of the year.

45  
46 **Management Report:**

47 Jim Faix presented the Management report. (A copy of the Management report is attached hereto and made a part of  
48 these minutes as Exhibit A.)

49  
50 A discussion was held to review bids received to convert the existing transmitter operated gates to bar code operated  
51 gates. The low bidder was from Bennett Security at \$33,893. After discussion, the consensus of the board is that  
52 this is something that they would like to have installed, but will wait till the last quarter of the year to make their  
53 decision. This topic will be discussed again at the November meeting.

54  
55 **Safety and Security Committee**

56 Ray Rakoff presented the Safety and Security Committee report. All has been quiet in the in the community. He is  
57 also looking for volunteers to help with the speeding within the community. (A copy of the Safety and Security  
58 Committee report is attached hereto and made a part of these minutes as Exhibit B).

59

60 **Landscape Committee**

61 No report.

62

63 **Roads and Drainage Committee**

64 Don Smally reported that there has been an equipment delay followed by a weather delay. Now that the roads have  
65 been milled, paving should start on June 9.

66

67 **Lakes Committee**

68 No report

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70 **Nature Trail**

71 No report.

72

73 **Public Relations Committee**

74 No report.

75

76 **Old Business**

77 None

78

79 **New Business**

80 None

81

82 **Adjournment**

83 The meeting was adjourned at 7:55 PM. The next meeting is scheduled for August 7, 2003.

84

85 Respectfully submitted,

86

87

88 James M. Faix, Acting Secretary