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The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
November 7, 2002

Call to Order

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

Determination of Quorum

Present were Larry Spelman, Bob Capo, Fred Stanyer, Eli Chatson, Don Smally, Ray Rakoff and Ted Humphrey constituting a quorum. Dee Ricapito and Jerry McFadden were absent. Also present were Jim Faix of Argus Property Management, Inc. and 3 unit owners.

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 second to appoint Jim Faix as Acting Secretary for the meeting.
The motion passed unanimously.

Approval of Minutes of October 3, 2002

(Words underlined are additions, words with ~~strikethrough~~ are deletions.)

Page 2, Line 66

A motion was made by Don Smally, second by Dee Ricapito to approve the revised Long Range Road Resurfacing Plan as presented and to solicit bids for the road engineering. (See Exhibit C)
The motion passed unanimously.

Hearing no objections, the minutes of the Board of Directors meeting of October 3, 2002 were approved as amended.

President's Report EARL MORGOLOH

Larry Spelman had mentioned that Mr. Earl Morgo had placed a carved eagle at the main entrance of The Landings for consideration for the entrance statuary. Recommendations will be considered at the next meeting.

Treasurer's Report

Bob Capo presented the Financial Report.

Management Report:

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

Request to Remove Trees

Mr. Ted Shaeffer addressed the Board to request that they remove 3 dead pine trees along the side of the road in front of his house at 1574 Peregrine Point Drive. Mr. Shaeffer feels that the trees are in the right-of-way and part of the LMA property and not on his lot. The LMA Board will look into this matter and discuss it again at the next meeting.

Safety and Security Committee

Ray Rakoff presented the Safety and Security Committee report. (A copy of the Committee report is attached hereto and made a part of these minutes as Exhibit B.)

Landscape Committee

Fred Stanyer reported that all of the diseased sago palms have been removed and replaced with flowering trees and that flowers have been planted in the entrance islands.

57 **Roads and Drainage Committee**

58 Don Smally presented a proposal from Minder and Associates for the engineering work for next year's road project.
59 The proposal is for \$19,100. (A copy of the proposal from Minder and Associates is attached hereto and made a part
60 of these minutes as Exhibit C.)

61
62 A motion was made by Don Smally, second by Ray Rakoff to engage Minder and Associates for the road
63 engineering work at a cost of \$19,100.
64 **The motion passed unanimously.**

65
66 **Lakes Committee**

67 Lake Committee report was presented by Don Smally on behalf of Jerry McFadden. There were some dead fish in
68 Lake 5 which were cleaned out. The water was tested and found to be in good condition. Some lights are out in the
69 fountains which will be replaced as soon as the bulbs are delivered.

70
71 **Nature Trail**

72 Joe Ely addressed the Board requesting an additional \$3,000 be added to the Nature Trail line item in the 2003
73 Budget in order to provide better care of the trail and the mangroves that are along the trail.

74
75 A motion was made by Fred Stanyer, second by Ray Rakoff to increase the Nature Trail line item in the 2003
76 Budget by \$3,000 making the total \$10,000.
77 **The motion passed unanimously.**

78
79 **Public Relations Committee**

80 No report.
81 Thanks were given to Dee Ricapito for organizing the New Comers party held last month. Many good comments
82 about the party were received.

83
84 **New Business**

85
86 **2003 Budget**

87 A discussion was held regarding the 2003 budget. Line items were reviewed and changed as necessary.

88
89 A motion was made by Ted Humphry, second by Ray Rakoff to adopt the 2003 Budget by adding \$3,000 to the
90 Nature Trail line item and by reducing the Contingency by \$21,060 which would make the annual assessment at
91 \$738.00 per owner. (A copy of the approved 2003 budget is attached hereto and made a part of these minutes as
92 Exhibit D).
93 **The motion passed unanimously.**

94
95 **Adjournment**

96 The meeting was adjourned at 8:37PM. The next meeting is scheduled for December 5, 2002.

97
98 Respectfully submitted,

99
100
101 James M. Faix, Acting Secretary

Landings Management Association, Inc.

Management Report

December 2002

Request for Tree Removal

You will recall that Mr. Ted Shaeffer addressed the Board at the November meeting. He requested that LMA pay for the removal of 3 large dead pine trees along the edge of the road at his home. He says they are on common property. Two LMA Board members have looked at this and determined that the homeowner maintains to the edge of the road, and I have advised Mr. Shaeffer of this.

As a reminder, this is still a pending issue that should be addressed and resolved at this meeting.

Palm Tree Removed

We have received the attached notice that a diseased palm tree was removed by Mr. and Mrs. Myers at 4732 Pine Harrier Drive. They will be installing new trees to replace the old one.

2002 Holiday Bonus

The next payroll is to be delivered on December 13, 2002. Traditionally, since this is the payday before Christmas, the Board has seen fit to provide a holiday bonus to Richard Mayo and Ed Ciccolini. Last year the Board gave \$300 and \$200 respectively. Please consider another generous gift to your employees.

More Claims for Vehicle Damage

Mr. Paul Fischman of 5158 Kestral Park Terrace is seeking reimbursement for \$798.00 to have his Grand Marquis repaired. No incident report is on file with the guards and no additional estimates were submitted. See attached paid invoice.

Mr. Dave Daverio of 1367 Landings Drive is also seeking reimbursement for \$224.70 to have his Mercedes repaired. An incident report has been filed with the guards. This accident occurred in February, 2002 and he had his car repaired in November, 2002. See attached paid invoice and incident reports.
