

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**Call to Order**

Bob Capo called the meeting to order at 7:00 pm at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

**Determination of Quorum**

Present were Bob Capo, Dolores (Dee) Ricapito, Katherine (Katy) Leidel, William Whitman, Richard Bayles, and Jerry McFadden constituting a quorum. Also present were George Niel of Argus Property Management, Inc., Irwin Starr of The Landings Eagle, Richard Nelson and Jill Santorelli representatives from Publix and twenty-four (24) property owners.

**Confirmation of Proper Meeting Notice**

The notice was posted in accordance with the By-laws of the Association and requirements of Florida Statutes. President, Bob Capo introduced Richard Nelson and Jill Santorelli, representatives from Publix, who gave an update on their newest acquisition, the Albertsons Super Market located in the Landings Shopping Center. The purchase should be completed within a month and they plan to have their new store opened by the end of this year. A question and answer period followed. All present seemed well pleased that Publix will be coming to the Landings Shopping Center.

**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 June 5, 2008 Board Meeting**

There being no objection, on a motion by William Whitman seconded by Dolores (Dee) Ricapito the minutes of the June 5, 2008 meeting were unanimously approved.

**President's Report:**

The President reported that, under Florida's MRTA Act, the Association's covenants will expire in May 2010 unless the Board takes specific action to prevent that from occurring. The action being that the Board, after giving a proper meeting notice, they would be voting to extend the covenants; make a proper motion to extend the covenants for another thirty (30) years. The statutes mandate the Board to get a 2/3 affirmative vote from the Board members present in order to extend the covenants for another thirty (30) years. The legal fees will be approximately \$1,500.00 for attorney fees and \$500.00 recording fees for a total of \$2,000.00. After a discussion it was decided to budget for this in 2009.

The President reported there have been several inquiries about a fence which was recently erected in the Landings and that the issue was being resolved.

The President also reported that the ENA committee had submitted a report to him; he thanked the committee members for all the time and effort that was put into the report. He stated that the Board was in no position to take any action at this time and then dissolved the ENA committee. After discussion it was decided to have Irwin Starr publish the report in "The Landings Eagle" with some kind of a survey asking for owners input. The results of that survey will be discussed at the October Board meeting before any official Board action would be taken.

**Treasurer's Report:**

The Treasurer's Report is attached as Exhibit "A".

The Treasurer stated that because of the current banking issues, steps were taken to ensure that all of the Association's funds were fully FDIC insured.

**Safety and Security Committee:**

William Whitman stated that in the last two months there were thirty-five incidents of things taken from "unlocked" automobiles. Changes have been made in the roving patrol hours.

He also reported the Dave Scofill, former Post Commander, is on personal leave and has been replaced by Chris Cook. Dave Scofill will be reassigned upon his return.

51 **Landscape Committee:**

52 The report of Ben Mayne, chairman of the landscape committee is attached as Exhibit "B"

53 **Roads and Drainage Committee:**

54 In the absence of Larry Spelman the Manager gave the following report:

55 He reported that the 2008 road project was 100% complete. He also reported that there may be a drainage issue at  
56 Landings Terrace and has asked Mariotti Asphalt to check it out.

57 **Lakes Committee:**

58 Jerry McFadden reported that all the fountains were working properly and, with the exception of the on going debris  
59 problem in lake #1, all the other lakes are in good shape. He stated that he is working with the county to resolve the  
60 debris problem in lake # 1.

61 **Public Relations Committee:**

62 Katherine "Katy" Leidel gave the following public relations report:

63 Several residents asked her whether the fence along Landings Blvd. was within code, as it appeared very tall and  
64 bold and not in keeping with the rest of the boulevard's appearance.

65 Dolores "Dee" Ricapito reported that the windscreens are looking terrible and are in disarray by the south entrance.

66 The Manager stated he would call Scott Diamond who manages the property responsible for the windscreens.

67 **Old Business:**

68 Richard Bayles then read a prepared statement which is attached to these minutes as "Status of the Main Gatehouse  
69 Reconstruction Project"

70 He then made a motion to adopt the third of the three alternatives listed in that report. After a very long and detailed  
71 discussion, this motion failed to receive a second. After further discussion, Bob Capo made a motion seconded by  
72 Katherine "Katy" Leidel, to move forward with the project as originally planned even though the cost overruns  
73 would mandate an approximate \$150.00 Special Assessment. The motion passed unanimously.

74 **New Business:**

75 None

76 **Adjournment**

77 There being no further business on a motion by Richard Bayles and seconded by William Whitman the meeting was  
78 adjourned at 8:56 pm. The next meeting is scheduled for September 4, 2008.

79 Respectfully submitted,

80

81

82 George Niel, Acting Secretary