

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **May 7, 2009**

4
5 **Call to Order**

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

8 **Determination of Quorum**

9 Present were Bob Capo, William Whitman, Richard Bayles, Henry Rhodes, Katherine "Katy" Leidel,
10 Dennis Ziemann and Larry Spelman constituting a quorum. Also present were Ben Mayne, Chairman of
11 the Landscape Committee, George Niel of Argus Property Management, Inc.; Irwin Starr of *The Landings*
12 *Eagle*, Rodney Florey, Road Supervisor for Allegiance Security Services, Jimmy Colon, Post
13 Commander, and nine property owners.

14 **Confirmation of Proper Meeting Notice**

15 The notice was posted in accordance with the by-laws of the Association and requirements of Florida
16 Statutes.

17 The President then introduced Jimmy Colon the Association's new Post Commander and Rodney Florey,
18 Road Supervisor for Allegiance. Jimmy Colon then gave a brief introduction of Rodney Florey and a
19 statement of his qualifications as Post Commander.

20 **Appointment of Acting Secretary**

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

23 **Approval of Minutes of April 2, 2009 Regular Board Meeting**

24 There being no objection, on a motion by Larry Spelman, seconded by Katherine "Katy" Leidel the
25 minutes of the April 2, 2009 meeting were unanimously approved.

26 **President's Report:**

27 The President then opened a discussion about the motion which was made, seconded and approved
28 concerning the Cloisters at the April 2, 2009 Board meeting. The motion is listed below:

29 Maintain two islands on Cedar Bay Lane and the landscaping at the frontage along
30 Landings Boulevard at the intersection of Cedar Bay Lane at the same level of
31 maintenance which the rest of LMA receives. Also, the Cloisters will reimburse LMA
32 for the cost of said maintenance or the balance of 2009.

33 It was now discovered that the motion was approved based on unintentional erroneous information.

34 After a lengthy discussion, Richard Bayles made the following motion seconded by Henry Rhodes:

35 Upon discovery that the property as described in the April 2, 2009 meeting, specifically,
36 the "frontage along Landings Boulevard at the intersection of Cedar Bay Lane" is not
37 LMA property, the Board reverses its decision regarding the maintenance of that
38 property, while remaining responsible for the maintenance of the two islands on Cedar
39 Bay Lane.

40 The motion carried five to two. The two dissenting votes were cast by Henry Rhodes and Larry Spelman.

41 The President then opened a discussion concerning the re-lining of the Association's roadways and
42 presented a bid obtained by the Manager for \$7,391.00, after discussion it was decided to obtain a second
43 bid.

44 A discussion then arose concerning the new gatehouse, specifically the architecture and the color scheme.

45 It was decided that the issue would be turned over to the Strategic Planning Committee and Board
46 member Katherine “Katy” Leidel for their input on any corrective action to be taken.

47 **Treasurer’s Report**

48 The Treasurer’s report is attached as Exhibit “A”.

49 Henry Rhodes made a motion seconded by Larry Spelman to accept the Treasurer’s report as presented.
50 Motion passed unanimously.

51 **Safety and Security Committee:**

52 William Whitman reported that the change in personnel at the gatehouse was going very well.

53 **Landscape Committee:**

54 Ben Mayne, chairman of the Landscaping Committee, reported that the Eagle Nest area has been cut back
55 and an island on Kestral Drive has been trimmed in order to give traffic a better view. At this time only
56 routine maintenance is being done.

57 **Roads and Drainage Committee:**

58 Larry Spelman reported that he had received three bids for the Starling Drive road project:

59 Mariotti \$90,300.00
60 Gator Paving \$78,010.00
61 APAC, Inc. 77,019.00

62 After discussion, Larry Spelman made a motion, seconded by Richard Bayles, to award the contract to
63 APAC, Inc. Motion passed unanimously.

64 **Lakes Committee:**

65 In the absence of Jerry McFadden the Lake Committee report was given by Jack Jost, which is attached as
66 Exhibit “B”

67 **Public Relations Committee:**

68 No report.

69 **Strategic Planning Committee**

70 Henry Rhodes reported that the committee had received an astounding 56% or 393 responses’ from the
71 survey that was sent out to the owners at “*The Landings*”.

72 Henry Rhodes then thanked Richard Bayles for the countless hours he spent evaluating the responses’.

73 A full report is attached as Exhibit “C”.

74 Henry Rhodes then made the following motion seconded by Katherine “Katy” Leidel.

75 1. Approve the recommendations of the SPC’s Ecological and Environmental Project
76 Team.

77 2. Request that annual drainage maintenance program and education programming be
78 developed within the next three or four months,

79 3. Express LMA’s appreciation for the team’s many hours of research and meetings
80 devoted to produce these recommendations.

81 This motion passed unanimously.

82 It was also mentioned that the Association's Documents were also being reviewed for possible update
83 suggestions.

84 **Old Business:**

85 None.

86 **New Business:**

87 It was decided that there would not be a July 2009 meeting.

88 **Adjournment**

89 There being no further business, on a motion by Larry Spelman seconded by Henry Rhodes, the meeting
90 was adjourned at 8:30 pm. The next meeting is scheduled for June 4, 2009.

91 Respectfully submitted,

92

93

94 George Niel, Acting Secretary