

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**June 5, 2008**

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**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, Dennis Zieman Richard Bayles, and Jerry McFadden, constituting a quorum. Also present were George Niel of Argus Property Management, Inc., Irwin Starr of The Landings Eagle, and one property owner.

**Confirmation of Proper Meeting Notice**

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

**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 May 1, 2008 Board Meeting**

There being no objection, on a motion by William Whitman seconded by Dolores (Dee) Ricapito, the minutes of the May 1, 2008, meeting were unanimously approved.

**President's Report:**

The President reported that FPL, in the process of burying an electrical cable, did significant damage to the Association's privacy wall in the Flicker Field Circle area and that the Manager was on top of the issue.

The Manager reported that FPL is seeking bids to have the wall repaired through their contractors.

The President also reported that two light poles, which were damaged as a result of a recent accident at the School Board entrance, had been replaced. However, the globes on top of the poles still have not been replaced. The Manager stated that he would call the electrical contractor and have them replaced.

The President stated that he had a request from an owner to have routine maintenance performed at the swale around the Eagles Nest Area, which was recently dredged in order to help prevent future clogging. After a discussion the Manager was directed to get a quote on a maintenance program for that area.

**Treasurer's Report:**

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

The Treasurer stated that there was nothing unusual to report with the exception that six (6) owners had paid their assessment twice and that the accounting department was in the process of returning the extra payments.

**Safety and Security Committee:**

William Whitman stated that there was noting new to report and the new security team was doing very well.

Richard Bayles stated that during the construction of the new gatehouse a trailer would be set up at the north gate to control the incoming traffic and most of the exiting traffic. He further stated that there would be one exit lane open at the main gate during the construction to avoid excessive outbound traffic at the North Gate. The South Gate will not be affected in any way.

The tentative dates for the construction are as follows: July 1st, 2008, demolition starts with a completion date of around mid September 2008.

**Landscape Committee:**

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

44 **Roads and Drainage Committee:**

45 In the absence of Larry Spelman, the Manager gave the following report:

46 He reported that Minder and Associates survey phase of the 2008 road project was 100% complete and the  
47 engineering was approximately 50% complete.

48 There was a question raised about a surveyor doing work around Kestral Park Terrace, the Manager stated there was  
49 a drainage problem in that area and that it was determined that the problem was an owner's responsibility.

50 **Lakes Committee:**

51 Jerry McFadden reported that there is an ongoing problem with the fountain in Lake Six and that it is being worked  
52 on. He also stated that there is a vegetation problem in Lake Two and that the issue is also being addressed.

53 A discussion arose about the Landings South II's lake and that the Association had received a County Grant to make  
54 their lake more ecologically friendly. The President commended Larry Fleming, a Board member of that  
55 Association, for the work and effort he had put into the project to receive that grant. However, he further stated that  
56 that particular lake was owned by that Association and the other lakes within The Landings are owned by more than  
57 one Association which would become problematic in trying to get that type of grant for other lakes within The  
58 Landings.

59 **Public Relations Committee:**

60 Katherine "Katy" Leidel reported that all was well and that there were no issues at this time.

61 **Old Business:**

62 None.

63 **New Business:**

64 None.

65 **Adjournment**

66 There being no further business on a motion by Richard Bayles and seconded by Dolores (Dee) Ricapito the meeting  
67 was adjourned at 7:43 pm. The next meeting is scheduled for August 7, 2008. Note: there will not be a July  
68 meeting.

69 Respectfully submitted,

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72 George Niel, Acting Secretary