

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **October 7, 2010**

4
5 **Call to Order**

6 Bob Capo called the meeting to order at 7:04pm at the Landings Racquet Club, 5350 Landings
7 Boulevard, Sarasota, Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, William Whitman, Richard Bayles, Jack Jost, Henry Rhodes, Norman Olshansky
10 and Edgar "Larry" Lawrence. Also present were George Niel of Argus Property Management, Inc., Irwin
11 Starr of *The Landings Eagle*, Captain Colon of Allegiance Security, Ben Mayne, the LMA Landscape
12 Chairman and ten homeowners.

13 **Confirmation of Proper Meeting Notice**

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

16 President, Bob Capo turned the floor over to Captain Colon to give a security update, which is attached to
17 these minutes as Exhibit "A".

18 **Appointment of Acting Secretary**

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

21 A motion was made by Jack Jost seconded by Henry Rhodes to approve the September 2, 2010 minutes.
22 Motion passed unanimously.

23 **President's Report:**

24 The President reported that there have been two anonymous letters sent to our security company asking
25 for the dismissal of one of our security guards. The president stated that in the past on several occasions
26 the Board has received anonymous letters concerning various issues, he then reintegrated that the Board
27 as in the past will not act on anonymous letters.

28 The President then announced that Larry Spelman had resigned for personal reasons. After discussion it
29 was decided not to appoint anyone to take his seat as the appointment would only be for three (3) months.

30 **Treasurer's Report:**

31 The Treasurer reported that to date the Association is showing a surplus of \$22,000.00. The Manager then
32 reminded the Board this is the reason for the "Roll Over" proxy at the Annual meeting because without it
33 any surplus would be taxable. Jack Jost stated that he and Richard Bayles were going to meet with the
34 Association's attorney to discuss percent changes in the shopping center assessments.

35 **Committee Reports:**

36 **Safety and Security:**

37 William Whitman stated that security issues were completely covered in Captain Colon's report.

38 He then reported that there was a 75-foot moving van allowed into the community to deliver household
39 items to a new resident and that it required our maintenance man to escort the vehicle. He further stated
40 to date there was no report as to whether the van created any damage, which the resident should be held
41 responsible. If the escort resulted in overtime hours it should be charged to the resident.

42 **Landscape:**

43 Ben Mayne stated that he had just returned from up north and would have a landscaping report at the next
44 regular Board meeting. He did however state that it was time for the trimming of the islands to
45 commence.

46 **Roads:**

47 With the resignation of the Roads Chairman, Larry Spelman there was no Road report. However the
48 Manager stated that the 2010 road project was completed.

49 **Drainage:**

50 The Drainage report is attached as Exhibit "B".

51 **Lakes:**

52 Edgar "Larry" Lawrence reported that everything seemed to be in order. The Manager reported that the
53 lake maintenance company reported to him that there is a potential problem at lake # 2 with an aerator
54 and one of the fountains. He further stated that the lake maintenance company is going to give him a
55 proposal to correct this potential problem. The Manager then stated that as soon as he received that
56 proposal he would pass it on to the Board.

57 **Public Relations:**

58 In the absence of Katherine "Katy" Leidel, there was no report.

59 **Strategic Planning:**

60 Henry Rhodes reported that because of time constraints the presentation by the consultant engaged by the
61 aesthetics committee would be given at the next regular Board meeting.

62 **Old Business:**

63 Dennis Ziemann a former Board member raised concerns about the Brazilian Peppers in the ENA, the
64 Nature Trail and at the Racquet Club and who was responsible for their removal. After a discussion the
65 President stated that the Board would investigate and have further discussion at a future meeting, however
66 no action would be taken at this meeting.

67 Richard Bayles then opened a discussion concerning the proposed 2011 Budget, which he distributed to
68 all Board members. The ENA litigation was discussed and it was determined that the \$100,000.00 put
69 into the 2011 Budget was a reasonable amount in order for the Association to defend itself. This alone
70 will increase the maintenance assessment \$142.00.

71 It was decided to reduce the road budget from \$100,000.00 to \$75,000.00 and to increase the ditch
72 maintenance by \$25,000.00 for a total of \$27,000.00. It was also decided to eliminate the \$750.00 trash
73 removal as we no longer have the dumpster.

74 The 2011 assessment will be \$1,171.00 per year per unit as compared with \$1,130.00 for 2010.

75 The Treasurer than stated that he would make the changes and have the Manager distribute the Budget
76 and all other necessary paperwork to the twenty Presidents in order to have the 2011 Budget voted on and
77 approved at the November 4, 2010 Board meeting.

78 **New Business:**

79 None.

80 There being no further business, on a motion by Richard Bayles and seconded by William Whitman the
81 meeting was adjourned at 8:18pm The next regular meeting is scheduled for November 4, 2010 at 7:00
82 pm.

83 Respectfully submitted,

84

85 George Niel, Acting Secretary