

1 **The Landings Management Association, Inc.**  
2 **Minutes of the Board of Directors Meeting**  
3 **December 4, 2008**  
4

5 **Call to Order**

6 Bob Capo called the meeting to order at 7:03 pm at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota,  
7 Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, William Whitman, Richard Bayles, Henry Rhodes, Dolores "Dee" Ricapito and Larry  
10 Spelman, constituting a quorum. Dennis Ziemann joined the meeting in progress. Also present were George Niel of  
11 Argus Property Management, Inc.; Irwin Starr of *The Landings Eagle* and ten property owners.

12 **Confirmation of Proper Meeting Notice**

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

14 **Appointment of Acting Secretary**

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

17 **Approval of Minutes of October 2, 2008 Board Meeting**

18 There being no objection, on a motion by Larry Spelman, seconded by Dolores "Dee" Ricapito, the minutes of the  
19 November 6, 2008 meeting were unanimously approved.

20 **President's Report:**

21 The President reported that he had received a thank you card from Rosemary Drybrough thanking the Board for the  
22 honor bestowed to her husband Fritz.

23 The President reported that the road leading to the south entrance had been cleared of the overgrowth of trees and  
24 vegetation. He also stated that now the south wall is visible and is in need of painting. After discussion the Manager  
25 was directed to solicit a bid for the painting.

26 **Treasurer's Report:**

27 The Treasurer's Report is attached as Exhibit "B."

28 He stated that there was no significant change in the financials since last month.

29 The Treasurer also reported that the main gate exit lane may be open by next week and that he was still hopeful the  
30 entire main gate would be back in service by December 15, 2008.

31 A discussion took place about the landscaping and the general aesthetics of the new gatehouse. Richard Bayles  
32 stated that because the new gatehouse was approximately three foot larger and the amount of buried electric and  
33 electronic cables, there was only a limited amount of space for landscaping and no place for the ceramic eagle. After  
34 further discussion, it was decided to have the Association's landscaper determine how to landscape the area. It was  
35 further decided to donate the ceramic eagle to a local school whose mascot is an eagle.

36 **Safety and Security Committee:**

37 William Whitman again asked that everyone show patience when traffic backs up at the north gate. He also stated  
38 that he and the Manager would be meeting with the County to discuss the increased traffic flow now that Publix is  
39 open.

40 **Landscape Committee:**

41 Ben Mayne, chairman of the Landscaping Committee, reported that the bush hogging at the Eagles Nest area had  
42 been completed.

43 He also reported that island 33 had been completely re-planted because of the overgrowth of former plantings that  
44 impaired visibility. Several of the owners present stated that it was a tremendous improvement.

45 **Roads and Drainage Committee:**

46 Larry Spelman reported after consulting with John Minder that Starling Drive was the roadway that should be re-  
47 paved in 2009 and that Cedar Bay Lane should be re-paved in 2010. He also stated that he had consulted with Don  
48 Smally, former Chairman of the Roads and Drainage Committee, and they collectively altered the road and drainage  
49 seventeen year plan to a twenty-one year plan.

50 **Lakes Committee:**

51 In the absence of Jerry McFadden there was no Lake report. Ben Mayne reported that the fountain light in Lake 17  
52 was out and he reported this to Aquagenics, the company who services the Association's lakes and they will make  
53 the repair.

54 **Public Relations Committee:**

55 In the absence of Katherine "Katy" Leidel, Dolores "Dee" Ricapito reported that the next Presidents Association  
56 meeting would be held on January 19, 2009. She asked Irwin Starr to notice this meeting in the next publication of  
57 *The Landings Eagle*.

58 **Strategic Planning Committee**

59 Henry Rhodes reported that the first "Ideation Session" was held on November 19, 2008, and it was attended by  
60 about eighty participants. Many ideas were shared and the committee was in the process of narrowing the numerous  
61 ideas to the best three before advancing to a possible implementation stage.

62 **Old Business:**

63 None.

64 **New Business**

65 Larry Spelman then opened a discussion concerning the upcoming Annual Meeting and the election of five  
66 Directors whose terms are expiring. The President announced that all five Directors whose terms are expiring  
67 indicated that they would run again for re-election to the Board.

68 Irwin Starr was asked to make an announcement in "The Landings Eagle" that if anyone was interested in running  
69 for the Board to make the Board or the Manager aware of their intentions in order to have their name placed on the  
70 ballot. Nominations will be permitted from the floor at the Annual Meeting.

71 **Adjournment**

72 Because the next regularly-scheduled meeting would fall on New Year's Day, it was decided to hold the next regular  
73 Board meeting on Tuesday, January 6, 2009. Future meetings will then again be held on the first Thursday of the  
74 month.

75 There being no further business, on a motion by Larry Spelman and seconded by Richard Bayles, the meeting was  
76 adjourned at 8:08 pm. The next meeting is scheduled for January 6, 2009.

77 Respectfully submitted,

78

79

80 George Niel, Acting Secretary