

1 **The Landings Management Association, Inc.**  
2 **Minutes of the Board of Directors Meeting**  
3 **April 2, 2009**  
4

5 **Call to Order**

6 Bob Capo called the meeting to order at 7:06 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 Dolores "Dee" Ricapito and Larry Spelman constituting a quorum. Also present were Ben Mayne  
11 Chairman of the Landscape Committee, George Niel of Argus Property Management, Inc.; Irwin Starr of  
12 *The Landings Eagle* and twelve property owners.

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 **Appointment of Acting Secretary**

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

19 **Approval of Minutes of March 5, 2009 Regular Board Meeting**

20 There being no objection, on a motion by Larry Spelman, seconded by Henry Rhodes, the minutes of the  
21 March 5, 2009 meeting were unanimously approved.

22 The President then turned the floor over to Nate Richards, President of the Cloisters who asked to make a  
23 request from the Board concerning the maintenance of their two islands and the landscaping along  
24 Landings Boulevard. After a lengthy discussion, Larry Spelman made the following motion seconded by  
25 Henry Rhodes:

26 Maintain two islands on Cedar Bay Lane and the landscaping at the frontage along Landings Boulevard at  
27 the intersection of Cedar Bay Lane at the same level of maintenance which the rest of LMA receives.  
28 Also that the Cloisters will reimburse LMA for the cost for the balance of 2009. Motion carried on a vote  
29 of six in favor and one opposed. Dolores "Dee" Ricapito cast the one dissenting vote.

30 **President's Report:**

31 The President reported that he was informed by the Manager that a Sarasota ordinance mandated that  
32 decorative fountains may only operate four hours per day was now being strictly enforced and fine of  
33 \$500.00 was being levied without a warning. He further stated that after conferring with Jerry McFadden,  
34 chairman of the Lake Committee it was decided to operate the fountains between the hours of 6:00 pm  
35 and 10:00 pm. The President also reported that some of the vegetation at lake number nine was being cut  
36 back. William Whitman stated that the entrance wall was in need of pressure washing. Richard Bayles  
37 stated that there may be a ban on pressure washing. The Manager stated that he would get a bid and find  
38 out if there was a ban.

39 **Treasurer's Report**

40 Richard Bayles reported that because of the expense of an equipment failure at the south gate and the  
41 painting of the south wall, the Association is at this point in time approximately \$8,400 over budget.

42 **Safety and Security Committee:**

43 William Whitman reported that the equipment to repair the out going south gate is on order and hopefully  
44 in the next few days the gate will be operational. He also reported that speeding and the running of stop  
45 signs is again becoming a problem and stated that security patrolling has been stepped up. In the near

46 future the radar gun will again be put into use. One of the members thanked William Whitman for taking  
47 care of the trash problem around the main gate. The same member reported that some of the guards' were  
48 parking in front of the guardhouse. William Whitman stated that he would remind the guards that they are  
49 to park in the school's parking lot.

50 A discussion then arose about the parking of pick up trucks with advertising on the vehicles.

51 This is clearly a violation of the Rules and Regulations', it was decided that either the rules needed to be  
52 enforced or changed. However no action was taken and it was decided to discuss this issue at the next  
53 regular Board meeting. Irwin Starr of *The Landings Eagle* was asked to make note of this pending  
54 discussion in the next publication of *The Landings Eagle*

#### 55 **Landscape Committee:**

56 Ben Mayne, chairman of the Landscaping Committee, reported that there was some vehicle damage to  
57 one of the islands and that the damage had been repaired.

#### 58 **Roads and Drainage Committee:**

59 Larry Spelman, per a decision at the last Board meeting, solicited 14 (yes 14) additional engineering bids  
60 for the 2009 road paving project. He reported that six of the fourteen responded with bids ranging from  
61 \$10,000.00 to \$19,000.00 well under Minder's bid of around \$39,000.00. After careful review of the six  
62 bids, he recommended Marla Hough Engineering, Inc with a bid of \$10,600.00 and possibly an  
63 additional cost of \$1,000.00 for soil boring.

64 Larry Spelman then made a motion seconded by Katherine "Katy" Leidel to award the engineering bid to  
65 Marla Hough Engineering, Inc. Motion passed unanimously.

#### 66 **Lakes Committee:**

67 The lake committee report was covered during the Presidents report.

#### 68 **Public Relations Committee:**

69 Katherine "Katy" Leidel reported:

70 The newcomers' gathering was held last Thursday. It was successful with approximately 20 newcomers  
71 and 20 Board members and guests attending. Once again there were leftovers but the budget was trimmed  
72 \$120.00 from last year. Many thanks to all who contributed to making the night a warm welcome.

73 Dolores "Dee" Ricapito reported that the last Presidents Round Table was successful with 18 of the 20  
74 Presidents in attendance. Verizon put on a presentation about their FIOS product. They now have their  
75 FIOS system up to the Racquet Club and in the near future will have their FIOS system throughout The  
76 Landings.

#### 77 **Strategic Planning Committee**

78 Henry Rhodes reported that to date he has had a 50% response on the committees survey and hopes to  
79 have as much as 60% before the end of the survey time. He reported that generally surveys of this type  
80 only receive an average of 20%. He stated that perhaps by the next Board meeting he will be able to  
81 report the final results.

82 Larry Spelman then opened a discussion about the "Marketable Record Title Act" ("MRTA") and the fact  
83 that in order to maintain the Association's Declaration certain procedures needed to be taken before May  
84 19, 2010. After discussion, Larry Spelman made a motion to authorize the Association's attorney Chad  
85 McClenathen to proceed immediately with the preparation and recording of the documentation necessary  
86 to assure that deeds for resale of property in the Landings remain subject to the Declaration. Richard  
87 Bayles seconded the motion. Motion passed unanimously.

88 **Old Business:**

89 None.

90 **New Business:**

91 None.

92 **Adjournment**

93 There being no further business, on a motion by William Whitman and seconded by Richard Bayles, the  
94 meeting was adjourned at 8:48 pm. The next meeting is scheduled for May 7, 2009.

95 Respectfully submitted,

96

97

98 George Niel, Acting Secretary