

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
September 2, 2010

1 **Call to Order**

2 Bob Capo called the meeting to order at 7:02pm at the Landings Racquet Club, 5350 Landings
3 Boulevard, Sarasota, Florida.

4 **Determination of Quorum**

5 Present were Bob Capo, William Whitman, Richard Bayles, Norman Olshansky, Katherine “Katy”
6 Leidel, Henry Rhodes, and Edgar “Larry” Lawrence. Also present was Irwin Starr of *The Landings Eagle*,
7 and two homeowners.

8 **Confirmation of Proper Meeting Notice**

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

11 **Approval of Prior Meeting’s Minutes**

12 A motion was made by Henry Rhodes and seconded by Richard Bayles to approve the August 2, 2010
13 minutes. Motion passed unanimously.

14 Bob Capo requested a change to the August minutes to insert “for signage” after “up-lighting installed” or
15 line 31. A motion was made by William Whitman and seconded by Henry Rhodes to approve the
16 modified minutes. The motion passed unanimously.

17 **President’s Report:**

18 The President reported that the Litigation Committee had met with Counsel to review the list of
19 documents requested by the Plaintiffs.

20 He further reported that the storm grate adjacent to the Treehouses was scheduled to be repaired in the
21 coming week, an irrigation leak along Landings Blvd. has been fixed and there were numerous
22 drainage problems that occurred with the recent heavy rains:

- 23 • Kestral Parkway S at Landings Blvd. had standing water. A contractor has been hired to
24 clear out the relevant drains and pipes.
- 25 • Numerous swales belonging to homeowners have not been maintained. See attached list
26 for problem areas.

27 With respect to the paving of Cedar Bay Ln, Nate Richards, president of The Cloisters Homeowners
28 Association, reported that he was satisfied with the work done by Mariotti. The problems with the Miami
29 Curbs” (gutters) are minimal and replacing them after the paving would damage the asphalt-gutter seal.
30 Katy Leidel noted that there were some chipped pavers at the entrance and damaged grass from the heavy
31 equipment used in the project.

32 **Treasurer’s Report:**

33 With litigation expense included, the Treasurer forecasted a “loss” of approximately \$56,000 for 2010.

34 **Committee Reports**

35 **Safety and Security:**

36 William Whitman gave the following report:

37 Numerous burglaries have occurred in the nearby area although none were reported in The
38 Landings.

39 He pointed out that the roving patrol was charged with contacting owners whose garage door
40 was open late at night. He noted that one owner had complained about being called about his
41 door.

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42 There appears to be watering on days and during hours outside of those permitted by Sarasota
43 County by condominium associations.

44 Katy Leidel reported that a resident had approached her regarding safety issues for those
45 exiting Cedar Bay Ln onto Landings Blvd. It was noted that a speed limit sign and dangerous
46 intersection sign were present.

47 **Landscape:**

48 No report.

49 **Roads:**

50 No report other than in the President's Report above.

51 **Drainage:**

52 Jack Jost reported that after further investigation of the drainage issue at lots 168/164/165 it
53 was determined that this issue was a homeowner's responsibility and no action would be
54 taken by LMA.

55 He then went on to report that the Manager received three bids to repair the storm grate in the
56 Treehouses, however he and the Manager thought all three bids ranging from \$1,600 to
57 \$2,700 were too high and that further bids would be solicited.

58 **Lakes:**

59 Edgar "Larry" Lawrence reported heavy silting in Lake 2 with corresponding odor problems.
60 An estimate to cure the situation is \$6,000. Another option is raising the weir controlling the
61 level of the lake to deepen it, although this solution is temporary.

62 This situation will be incorporated into the overall drainage plan being prepared.

63 **Public Relations:**

64 Katherine "Katy" Leidel questioned the LMA's involvement with the road in Eagles Point
65 Circle. Mr. Capo indicated that LMA was responsible for the asphalt portion of the roadway
66 but not the pavers. A resident had approached Katy about a dip at the exit. Bob responded
67 that it would be looked at when minor paving repairs were next performed.

68 **Strategic Planning:**

69 Henry Rhodes requested 30 minutes at the October meeting for a presentation by the firm
70 contracted to review the overall aesthetics of The Landings. Further discussion was deferred
71 to the budget discussion.

72 **Old Business**

73 **Budget:**

74 A second preliminary 2011 budget had been earlier distributed to the Board.

75 Following a discussion, the following changes were made:

- 76 • The budget item for Brazilian Pepper removal was eliminated at responsibility for the
77 areas involved are the responsibility of the individual associations and the Landings
78 Racquet Club. However, LMA should take a leadership role in encouraging the
79 individual organizations to remove them.
- 80 • The \$6,000 provision in the published budget was moved to the 2010 forecast so that
81 the drainage plan preparation could be completed earlier.
- 82 • \$6,000 was added to Signage and \$4,000 to Gate Maintenance to incorporate
83 expenses originating with the Strategic Planning Aesthetics Committee.

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84 The Treasurer indicated that a revised budget would be distributed after a new forecast was
85 made following availability of the August financials. This version would also be published in
86 the October issue of *The Landings Eagle*.

87 **New Business:**

88 There being no further business, on a motion by Bill Whitman and seconded by Henry Rhodes, the
89 meeting was adjourned at 8:22pm. The next regular meeting is scheduled for October 7, 2010 at 7:00pm.

90 Respectfully submitted,

91

92

93 Richard U. Bayles

94 Secretary

STORMWATER PROBLEMS AUGUST 28, 2010

1. Swales in front of 4930 and 4904 Peregrine Point Way have been eliminated by the homeowners. This causes water to accumulate in the driveways at 4930 and 4942 Peregrine Point Way. The only simple solution to this problem would be for the homeowners to install an underground 8" pace pipe from a new, in-yard catch basin next to the driveway at 4930 all the way to the existing LMA catch basin at the corner of Peregrine Pt Way and Peregrine Point Drive.
2. The yard at 1675 Landings Lane is high and dry. However, runoff from the roof of this house floods the back and side yard of 4942 Peregrine Point Way and has rotted the wooden fence on the back and side of the 4942 yard. Runoff from the 1675 roof should be captured and routed to an existing LMA catch basin at the front yard of 1675.
3. Water accumulates in the swale at the front and side yard of 1625 Landings Blvd. The easiest solution here would be to install underground 8" pace pipes from new, in-yard catch basins to the existing LMA catch basin at the corner of Landings Court and Landings Blvd.
4. Water accumulates in the swale at 1690/1696/1702 Pine Harrier Circle. The driveway at 1708 Pine Harrier Circle has been reconfigured so as to block the flow from these locations to the LMA catch basin at 1708 Pine Harrier Circle. Again, an underground 8" pace pipe seems like the most likely solution.
5. A river of storm water flows down Kestral Parkway North at the North Gate. It is then diverted through internal drainage to lake #1. We should add this to the list of concerns that Kurt Jensen will address.
6. A lake of rain water has accumulated at 5125 Kestral Park Place. A 6" corrugated pipe carries the water from an in-yard catch basin at 5125 to an in-yard catch basin at 5127 Kestral Park Place. The pipe has either collapsed or is filled with grass clippings. Stormwater Management Inc. will submit a bid to check this out and clean it out. A secondary 8" corrugated line needs to be cleaned out while SMI is there.
7. The outlet of the 6" corrugated pipe from 5127 Kestral Park Place is into a swale running along Pintail Way. The outlet needs to be opened up and cleaned out. Stormwater Management Inc. will submit a bid for this work.
8. The outlet of the 24" X 36" major storm water drain coming from Kestral Park Lane and dumping into the same swale running along Pintail Way needs to be opened up and cleaned out.
9. A lake of storm water has accumulated behind 5164 and 5166 Kestral Park Terrace. The swale which was originally installed to drain water from behind these houses to Landings Blvd has been blocked by fences and shrubbery. This is a major problem but one that I think the adjacent homeowners should resolve.
10. A low spot in the swale along Landings Blvd where the swale mentioned in 9 above drains or should drain is holding water making the grassed area very soggy. I would hope that a little fill might solve the problem.
11. A LMA Storm water grate beside 5250 Heron Way is rusting out and needs to be replaced. Stormwater Management could order this replacement for us or we could order it ourselves from the same outfit that the LRC used to replace one of their grates.