

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **August 15, 2011**

4
5 **approved**

6 **Call to Order**

7 Henry Rhodes called the meeting to order at 7:03pm at the Landings Racquet Club, 5350 Landings
8 Boulevard, Sarasota, Florida.

9 **Determination of Quorum**

10 Present were Henry Rhodes, Jack Jost, Tara Lamb, William Whitman, Richard Bayles, James Bagley,
11 Norman Olshansky, Edgar "Larry" Lawrence, and Ronald De Anna.

12 A quorum was present.

13 Presidents or representatives of Associations in attendance:

14 Jay Rock	Carriage House I
15 Barbara Pendrell	Villas at Eagle Point
16 Patricia Decker	Landings South IV
17 Nate Richards	Cloisters
18 Norman Olshansky	Lakeview
19 Bill Whitman	Landings Homeowners
20 Henry Rhodes	Landings South VI
21 Barbara Pierson	Treasurer of Treehouses

22 Also present were George Niel of Argus Property Management, Inc., Joseph Hennessy, Landscape
23 Chairman, and four other residents.

24 **Confirmation of Proper Meeting Notice**

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

27 **Appointment of Acting Secretary**

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

30 The minutes of the July 7, 2011 Board meeting were reviewed and upon a motion made by Richard
31 Bayles seconded by William Whitman, the minutes were unanimously approved.

32 **President's Report**

33 The President stated that the August 4, 2011 meeting was postponed until August 15, 2011 in order to
34 give the Treasurer additional time to prepare the first draft of the 2012 Budget. He then stated that the
35 September Board meeting would be held on the regularly scheduled day — the first Thursday of the
36 month.

37 The President then asked that all of the Board members and Association Presidents review their
38 handbooks and send updated revisions including committee member names to Tara with a copy to him.

39 He further stated that the next President's meeting would be held in November.

40 The President then announced that the Special Presentation by the Landscape Committee would be moved
41 to after the committee reports and that the policy statements would be rescheduled until the September
42 Board meeting.

43 After asking for any comments and there being none, the President asked for the Treasurer's report.

44 **Treasurer's Report:**

45 The Treasurer reported that the 2011 Forecast would be modified to move \$50,000 from the
46 2011 Road Maintenance account to a newly created Road Reserve account to conform with the
47 new twenty-year road paving plan, which schedules major paving to be done every five years as
48 opposed to smaller projects every year. The expected commencement year would be 2016.

49 The Treasurer stated that barring any unforeseen expenditures he is expecting the Association to
50 have a \$41,000 surplus in 2011 operations.

51 The Treasurer also reported that the litigation is running about \$30,000.00 under budget for 2011
52 and that the \$25,000 of the surplus would be moved into the 2012 budget to cover 2012 legal
53 expenses if the ENA litigation moves to trial.

54 The Treasurer then stated the first draft of the 2012 Budget is calculating an annual assessment
55 of \$1,029, which is a decrease of \$142 from the 2011 annual assessment, reflecting the absence
56 of the bulk of the LMA litigation expense which was budgeted in 2011. He emphasized that as we
57 go through the budget process these data usually changes.

58 The Treasurer's report will be filed for audit without objection.

59 **Committee Reports:**

60 **Aesthetics:**

61 James Bagley reported that after careful evaluation the committee has moved forward with the
62 replacement of four light posts, three at the North gate and one at the Route 41 entrance to "The
63 Landings".

64 **Environmental:**

65 No report.

66 **Drainage:**

67 Jack Jost reported that the in his opinion the work completed by Overholt , which the Board
68 approved at the June 2, 2011 meeting and amended at the July 7, 2011 meeting was excellent.

69 Jack Jost also reported that he is still working with the County and Derek Sherman, owner and
70 operator of Dunescapes, on a drainage issue around the Cloisters and the Treehouses.

71 Jack Jost's full report is attached.

72 **Financial:**

73 This topic was discussed in conjunction with the Treasurer's report.

74 **Lakes:**

75 Edgar "Larry" Lawrence reported that there was nothing unusual going on, with the exception of
76 the excessive amount of algae which is due to the current heat wave and is being dealt with
77 accordingly. He further reported that the fountain in Lake One has been repaired.

78 Edgar "Larry" Lawrence also reported that the hauling program has completed its third hauling
79 and it is turning out to be a great success.

80 **Landscape:**

81 A Special Presentation will be made by the Landscape Chairman at the conclusion of the
82 committee reports.

83 **Public Relations:**

84 No report.

85 **Roads:**

86 Ronald De Anna reported that the road expenditure figures that he gave to the Treasurer for the
87 2012 Budget were as accurate as possible. He then stated that he is hoping the 2011 scheduled
88 repairs to the roadways will be completed before the part-time residents' return.

89 Ronald De Anna's full report is attached.

90 **Safety and Security:**

91 William Whitman reported that he and the Manager are working on the safety issues concerning
92 low hanging tree limbs. A discussion then arose concerning this issue and who should be
93 responsible for the necessary trimming. It was a general consensus that either the individual
94 Associations or in the case of the HOA's in which the homeowner would be responsible for the
95 trimming. Jack Jost then made the following motion:

96 "The LMA should take responsibility once a year to trim low hanging limbs
97 from trees whose canopy extends over LMA-maintained roadways to a
98 clearance that is acceptable for emergency vehicle passage."

99 Richard Bayles seconded the motion. After discussion Jack Jost called for the question and the
100 motion passed by a six (6) to three (3) vote.

101 Norman Olshansky, Edgar "Larry" Lawrence, and Henry Rhodes cast the three (3) dissenting
102 votes.

103 Norman Olshansky brought to the Board's attention a problem with the South gate remaining
104 open after heavy rains. William Whitman acknowledged the problem and stated that a possible
105 fix at a cost of six to seven thousand dollars that may or may not work had been investigated.
106 However, no definitive decision has been made to date.

107 **Strategic Planning:**

108 No report.

109 **Landscape Committee Presentation**

110 The President then turned the meeting over to Joseph Hennessey, Landscape Committee
111 Chairman, and James Bagley, Aesthetics Committee Chairman. Joe Hennessey provided the
112 board with a Power Point presentation of the plans for beautification of the main entrance from
113 Tamiami Trail to the Gate House. The presentation generated much discussion and was well
114 received. Joe will now submit the specifications to two or three vendors for bid purposes. It is
115 expected that the bids will be presented at the next board meeting. It will be necessary for board
116 representatives to meet with certain retailers to inform them of the plans. The president will
117 appoint a group to consider how and when we approach this issue. It is intended to accomplish
118 the entrance beautification during the current year and budget.

119 A brief summary of the presentation is attached to these minutes.

120 **OLD BUSINESS:**

121 None discussed.

122 **NEW BUSINESS:**

123 None discussed.

124 **FOLLOW UP ACTION:**

- 125 • Tree Height
- 126 • Board policy drafts
- 127 • Bayles to communicate with Committee Chairs re: 2012 budget plan

128 **ADJOURNMENT**

129 Norman Olshansky made a motion seconded by Richard Bayles to adjourn; the motion passed. The
130 meeting was adjourned at 8:45pm. The next regular meeting is scheduled for Thursday, September 1,
131 2011 at 7:00pm.

132

133 Respectfully submitted,

134

Drainage Report August 15, 2011

The primary drainage ditch from between Landings Blvd and the Cloisters was dredged out by the County. The portion of the ditch that turns west toward the bay and flows between the Cloisters and the Treehouses was not touched by the County. Silt and foliage in this portion of the ditch blocks the free flow of storm water to the Bay in several places. The LMA has asked the County on several occasions to come back and open that section of the ditch. To date, they have refused to act. The LMA has asked Derek Sherman of Dunescapes to provide a two part estimate to clean out the first 400' of the ditch beginning at the Cloisters/Treehouse corner and continuing west to the Nature Trail walking bridge across the ditch. We will use this proposal for further discussion with the County. If the County refuses to act, it is recommended that the LMA take action to clean out the first 200' of this section of the ditch this year. Included in this portion of the proposal would be the removal of four large Brazilian Peppers which are restricting flow. The second 200' and four additional Brazilian Peppers would be cleaned out next year.

The swale along side Landings Blvd between Landings Terrace and Kestral Park Way South has been dredged out and re-sodded by Nathan Overholt Landscaping. The reconfigured swale performed very well in recent rain storms. The work is complete and invoices have been paid.

The swale at the back of the Rakoff lot was partially blocked when the new fence was installed at that location. To correct the problem, Nathan Overholt was contracted to dig a new swale around the corner of the fence to carry storm water into the stormwater ditch at the corner of Landings Blvd and Pintail Way. Overholt was also contracted to rebuild the walls of the retention basin in that area. All work was completed but storm water still collects in the area adjacent to the fence. Overholt will put in a collection box at the low point and pipe the water directly to the retention basin to eliminate this problem.

Merle Raber has been contracted to install a new curb drain at the S curved portion of Landings Blvd across from LS1. The new drain inlet will eliminate the grate that plugs up and causes water to back up at that location. The work should be completed within two weeks.

Lake #1 receives undesirable pollutants from off-site parcels. County personnel reviewed the problem on April 11th. They understand the problem and have agreed that it needs correction. They will make an attempt to gain County approval to add a skimmer to remove trash before it enters Lake #1. Kurt Jensen of JAG Engineering continues to follow up on this with the County.

Geroge

From: ronaldandsally1@comcast.net
Sent: Wednesday, August 17, 2011 10:37 AM
To: Geroge
Subject: Re: Summary
Re: LMA BOARD - Mon. 8/15/11

I will proceed with scheduling the road repairs as previously approved by the Board. Planning to complete the repairs on/before the end of September.

Suggested to the Board that (as previously agreed upon) we follow Ardaman's recommendation's to start the road resurfacing program in 2016. Also suggested we consider paving 3 to 4 miles of roadway. This may give us the opportunity to hire a large qualified contractor (if available) who would most likely have a asphalt batching plant and the labor force and equipment to complete the work to the Board's satisfaction. Assuming the funds are are not available to resurface 3/4 miles at least pave 2 3/4 miles.

R.A. De Anna

From: "Geroge" <george@argusmgmt.com>
To: "Ronald DeAnna" <ronaldandsally1@comcast.net>
Sent: Tuesday, August 16, 2011 11:39:25 AM
Subject: Summary

Ronald:

Don't forget to E-mail me a brief summary of your road report you gave at last nights Board meeting.

Thank You,

George

LMA Front-Gate Landscape Project

Project Overview

8/2011



Project Considerations

- Objectives
- Users
- Existing Environmental Factors
- Plant Selection
- Aesthetics & Continuity
- Safety / Drainage
- Hot Spots
- Design
- Cost
- Maintenance/longevity
- Evaluation

Landscape Plan Technical Evaluation

Vine and Leaf 6/12/11 David Troxell

- The plan is a very good one – will grow successfully- no annuals!
- Few maintenance concerns, other than sod
- Plant material will thrive, can take a range of light, creating balance between north and south
- Cocoplum fills within a yr., desired height in 3
- Variegated arboricola is hard as nails
- Concerns:
 - **Oak Tree Pruning (Sweet Tomatoes)**
 - **Bismark Palms**
 - **Sweet Tomatoes corner**
 - **Negative Space is OK**
 - **Silverthorn hedge**
 - **Root disturbance**
 - **Irrigation on Cocoplum**

LMA Front-Gate Landscape Project

Plant Selection

8/2011

Plan Aesthetics Evaluation

Sara Bagley 8/10/11

- The plan, though distinctive in itself, relates to the island plantings within the gates giving continuity to the overall landscaping of The Landings
- Basically, the island on the South (BOE) and the islands on the North (Sweet Tomatoes and Retail) are designed as screens
- The screen consists of 3 layers of plantings:
 - front is low growing dark green, Green Island Ficus
 - middle is the yellow/green variegated Schefflera
 - back is the Red Tip Cocoplum or Silverthorn (Retail Island)
- The screen is not a formal hedge, but rather a undulating series of plantings in which there are breaks and spaces with contrasting materials and textures:
 - South-side, Ligustrum trees stop the eye with their canopies, but create textures through the outlines of their trunks
 - North-side, Bismark Palm will act as a focal point with massive silver fronds, which are re-enforced by the Silver Saw Palmetto.
 - North/South balance is achieved with the placement of the Silver Saw Palmetto on the south island
 - Tips of the islands are punctuated by gamma grass
 - Fan Palm adds depth, texture and variety to the other plantings
- Areas by the entry and guard house are transitions to existing landscaping

Project Related IFRs

- Drainage
- Irrigation
- Sweet Tomatoes Corner
- Stepping Stones
- Ground Cover
- Silverthorn Rehab
- **Dumpster /Loading Zone Plan**

Next Steps

- Board Approval
- Drainage Assessment
- Safety Assessment
- Retail and BOE “info-sharing”
- RFP / Bid
- Vendor Selection
- Final Recommendation to Board
- Implementation

Landscape Committee Update

8/15/11

- South Gate Rail Road Ties –*complete*
- Broken Tree on Landings Blvd-*in progress*
- Heron Way Landscaping – *in progress*
- Summer Landscape Trimming – *complete*
- Front Gate Plan – *in progress*
- LMA Chemical Usage Analysis – *in progress*
- Christmas Lights – *in progress*
- Kestral Parkway North Phoenix Palm – *in progress*
- ENA Invasives – ***on deck***
- ENA Tree/Limb Removal- ***on deck***
- Landings Blvd/Cloisters Stockade Fence plan – *in progress*
- 2012 Landscape Project Plan- ***on deck***