

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**January 6, 2011**

**Call to Order**

Henry Rhodes called the meeting to order at 7:04pm at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

**Determination of Quorum**

Present were William Whitman, Richard Bayles, Jack Jost, Norman Olshansky, and Edgar "Larry" Lawrence.

Absent was Katherine "Katy" Leidel (A 1st).

Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle*, Ben Mayne LMA Landscape Chairman, Mike Kaighin from Aquagenix, Ryan Massey from All Traffic Solutions and eleven homeowners.

**Confirmation of Proper Meeting Notice**

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

**Appointment of Acting Secretary**

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

**Guest Presentations**

Bill Whitman introduced Ryan Massey from All Traffic Solutions who explained to all present how an "Enhanced Scheduling Display" radar system would control speeding in "The Landings". After all questions were answered satisfactorily the Board stated that they would discuss the presentation further later in the meeting.

Edgar "Larry" Lawrence introduced Mike Kaighin from Aquagenix who wanted to address the concerns of Dave Lewis, President of Landings South I about the fountain and lights in lake number 4 and the considerable length of time to get everything working properly. After a lengthy explanation of the many and various problem/issues involved everyone was satisfied that LMA, Argus Property Management and Aquagenix were working on everything professionally and expeditiously as possible. Larry Lawrence apologized to all present for the inconvenience caused by the malfunctioning of the fountain and their lights.

After review of the December 2, 2010 minutes Henry Rhodes had one correction line 58 should have read a seven (7) year warranty not a ten (10) year warranty. After the correction was made, a motion was made by Jack Jost seconded by William Whitman to approve the December 2, 2010 minutes. Motion passed unanimously.

A motion was made by Jack Jost seconded by William Whitman to approve the December 2, 2010 minutes. The motion passed unanimously.

**President's Report:**

Henry Rhodes reported that the nominating committee although falling short of their goal of twelve (12) candidates for the six (6) open Board positions, they did come up with seven (7), which means that, there will be an election for the first time in about five (5) years.

He then reminded everyone that the next President's meeting will be held on January 21, 2011 at 4:00pm at the Racquet Club, which will also provide an opportunity for the candidates to meet the Association presidents.

He also reported that the painting of the guardhouse came in at \$2,885.00 under the \$3,200.00 budgeted amount.

49 Patricia Decker, President of South IV reported that they are working with other Associations to comply  
50 with the new fire code for condominiums.

51 **Treasurer's Report:**

52 The Treasurer reported that he is now forecasting. barring no surprises at the 11<sup>th</sup> hour, the Association  
53 should approximately break even for 2010.

54 William Whitman then made a motion seconded by Jack Jost to accept the Treasurer's report. Motion  
55 passed unanimously

56 **Committee Reports:**

57 **Safety and Security:**

58 William Whitman opened a discussion concerning the presentation made by Ryan Massey after  
59 which Richard Bayles made a motion seconded by Edgar "Larry" Lawrence to approve the  
60 purchase of the discussed equipment not to exceed \$6,000.00. Motion passed with a vote of five  
61 Directors in favor and Norman Olshansky abstaining.

62 **Landscape:**

63 Ben Mayne asked if the homeowner with the fence on Landings Boulevard would be responsible  
64 for softening the fence by planting some type of vegetation in front of it. After discussion it was  
65 decided that it was not the homeowner's responsibility. No other action was taken or discussed.

66 **Roads:**

67 A discussion then took place and it was decided that the portion of the amount budgeted in 2011  
68 for Road Maintenance would be used to finance an updated road study. Henry Rhodes stated that  
69 he would solicit bids for that project.

70 **Drainage:**

71 Jack Jost stated that he had received the Drainage Summary Report and Recommendations from  
72 JAG, LLC. That report will become part of these minutes in booklet form.

73 Jack Jost then asked for \$1,785.00 to clean the swale at lake number 5 and \$800 for the trimming  
74 of Mangroves by a person who is licensed to trim Mangroves. William Whitman made that  
75 motion seconded by Richard Bayles. Motion passed unanimously.

76 A discussion arose about a complaint from an owner concerning damage to their driveway caused  
77 by the installation of a drainage pipe. Norman Olshansky then made a motion seconded by  
78 William Whitman to give the Chairman of the Drainage Committee the authority to spend up to  
79 \$2,000.00 to correct the problem after first ascertaining that the contractor has no responsibility  
80 for the damage.

81 **Lakes:**

82 Most of the lake issues were covered during the Mike Kaighin's presentation. The only other item  
83 was that lake number two was planted at a cost of approximately \$600.00.

84 **Public Relations:**

85 In the absence of Katherine "Katy" Leidel there was no Public Relation's report.

86 **Strategic Planning:**

87 Karl Maggard then gave the Strategic Planning committee report, which is attached to these  
88 minutes.

89 **Old Business:**

90 **LMA Follow Up Items:**

91 Henry Rhodes then stated that the Follow-Up Items would be dispensed with as most of them were  
92 already discussed.

93 **New Business:**

94 It was reported that there is a bad spot in the road at the intersection of Landings Boulevard and  
95 Landings Circle. The Manager stated that he was aware of the problem and, if the Board  
96 approved, he would have it repaired. Permission was granted.

97 There being no further business, on a motion by Jack Jost and seconded by Richard Bayles the meeting  
98 was adjourned at 8:38pm. The next regular meeting is scheduled for February 3, 2011 at 6:30pm  
99 preceding the Annual Meeting, which will be held at 7:00pm.

100 **Action Summary:**

101

102 Henry Rhodes:

- 103
- Obtain bids for Road study.
  - Obtain 7-year warranty on painting of gatehouse, et al.
- 104

105 George Niel

- Repair intersection off Landings Blvd. and Landings Circle.
- 106

107 Respectfully submitted,

108

109 George Niel, Acting Secretary