

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
March 6, 2008

Call to Order

Bob Capo called the meeting to order at 7:00 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

Determination of Quorum

Present were Bob Capo, Dee Ricapito, Henry Rhodes, Larry Spelman , Katy Leidel, John Newcomer, Richard Bayles, William Whitman and Jerry McFadden., constituting a quorum. Also present were Irwin Starr of *The Landings Eagle*, Ben Mayne Landscape Chairman and fifteen property owners.

Confirmation of Proper Meeting Notice

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

Approval of Minutes of February 2008 Board Meeting

Dee Ricapito noted one correction to the minutes: Line 61 should be changed from "...Bob Greenfield Way..." to "...Greenfield Crossing..."

Subject to the correction being made, a motion was made and seconded to accept the February 2008 minutes. The motion passed unanimously.

Eagles Nest Area Report:

Landings Resident Bob Greenfield, Chairman of the *ad hoc* committee formed to resolve an ongoing dispute between homeowners whose property abuts the Eagles Nest Area and other residents of The Landings, reported that the issues had been amicably resolved. Attached hereto as Attachment A is an agreement signed (or committed to be signed) by all members of the committee, evenly split between the neighboring homeowners and other residents.

Mr. Greenfield thanked the members of the committee, especially four members who were most involved: Jack Jost, Larry Fleming, Howard Feltman and David Jacaruso. Other members of the committee were Bob Greenfield, Ronald De Anna, Peter Shrope and Ralph Ricapito.

Principal components of the agreement call for: 1) a limited trail for Landings residents' access from Landings Blvd that conforms to the limitations imposed by regulations regarding eagles nesting site and has a minimal impact on the privacy of adjacent homeowners; 2) a limitation on all activity during that period specified in the relevant regulations; 3) a recommendation that the LMA proceed with its plans to remove invasive species and dead/dying trees and replace them with native Florida landscaping, again within the time period permitted for such activity in accordance with the regulations.

The Committee requested funding for consulting fees to best determine how to proceed with the Eagles Nest Area remediation plan. A possibility of partial Sarasota County funding still remains.

The Board deferred action on the funding authorization until members would have had a chance to review the material provided in the report.

President's Report:

The President reported that unpaid dues for years 2006 and 2007 with respect to certain foreclosed properties formerly associated would be uncollectible given the Florida statute governing collecting following foreclosure wasn't passed until mid-2007.

Treasurer's Report:

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

Safety and Security Committee:

Several topics were discussed.

- Bill Whitman, Chair, introduced David Scofield as the new Allegiance Protective Services Post Commander, replacing Barbara Martin, and his superior Ryan Green, the regional operations manager. Each provided brief remarks covering their professional background and commitment to The Landings.

48 • In response to residents’ concerns at the February board meeting, the Board opened discussion on a
49 proposal to require a photo-id for all vehicles coming in *via* the visitor’s lane at the Main Gate. Ryan
50 Green of Allegiance presented a number of options and discussed the consequences in response to resident
51 queries. When questioned about the motivation for a change in long-standing procedure, Mr. Whitman
52 pointed out the large number (compared with history) of incidents of burglary and auto theft since January
53 2008.

54
55 Following the discussion, Mr. Spelman moved that: “Effective on April 3, 2008, The Landings will
56 institute a requirement for photo-ids at the visitors’ entrance as recommended by Allegiance Protective
57 Services.” The motion was seconded and passed with a vote of 6 to 1, with Mr. Newcomer voting in the
58 negative. Exact procedures will be developed jointly with Allegiance and published both in *The Landings*
59 *Eagle* and by a letter to all residents.

60 • Mr. Whitman reviewed the recent incident that included sheriffs’ helicopters and patrol officers pursuit of
61 teenagers from Roberts Bay through The Landings.

62 • Mr. Richard Lindholm, representing Landings South V, requested that the LMA replace the existing “raised
63 arms” used at the South Gate with a sliding or swinging gate to prevent unauthorized pedestrian access
64 through the gate. Mr. Capo noted that the proposal would eliminate residents’ pedestrian access and might
65 meet considerable community objection. He also requested that the keypad access system at the South
66 Gate be disabled.

67 Mr. Capo requested that Landings South V submit a formal letter that included both requests.

68 **Landscaping Committee:**

69 Several topics were discussed.

70 • Ben Mayne, Chair, reviewed the history of pine removal on the “Treehouse Island.” Over the past three
71 years, the pines have succumbed to pine borers, resulting in their death over time. The solution is to
72 remove all of the pines, perform serious remediation of the existing turf that covers old pine stumps and
73 roots and replant with new plantings. The estimated cost of this effort is between \$20,000 and \$25,000.
74 These funds are not available in the 2008 budget, so work will be postponed until next year, although dead
75 pine tree removal may continue.

76 • Mr. Mayne reported that he will attempt to save an oak tree whose root is damaging the roadway by cutting
77 the root and hoping that the remaining roots will enable the tree to live. If unsuccessful, the tree will have
78 to be removed.

79 • An issue was raised concerning maintenance of the plantings outside of the South Gate that were put in by
80 Phillippi Landings. Mr. Capo said he would pursue the issue with Mr. Morris, of Phillippi Landings.

81 • Sylvie LeGuen expressed concern that continuing the existing stop and road signs with their “outdated”
82 brown stain should be examined for change. She questioned who was responsible for Landings
83 “aesthetics.” The Board took no action.

84 **Roads and Drainage Committee:**

85 Mr. Spelman, Chair, reported that work had been initiated on the 2008 resurfacing work. In response to questions
86 from residents concerning which roads were selected for paving, he responded that there was a 15-16 year schedule
87 that called for repaving roads based on life-expectancy. In response to two queries regarding specific roads, he
88 indicated he would investigate the road conditions and take them into consideration for post-2008 consideration.

89 **Lakes Committee:**

90 Jerry McFadden, Chair, reported that a water main break on Rte 41 resulted in considerable sediment and other
91 potential pollutants flowing into Lake #1. Samples have been taken for testing to determine if any remediation is
92 required.

93 He also reported that the intermittent problem with electrical circuits on Lake #8 had been resolved.

94 **Public Relations Committee:**

95 Katy Leidel, Chair, reminded the Board that the annual “newcomers” party was scheduled for March 20 and
96 encouraged all to attend with their partners. She further requested that members indicate their intention to attend by
97 signing up in the Racquet Club.

98 Dee Ricapito showed a proposed sign for “Greenfield Crossing.”

99 **Old Business:**

100 Landings Racquet Club Surveillance Monitoring. Henry Rhodes reported that, subsequent to a joint meeting
101 between the Boards of Directors of the LMA and LRC, an informal agreement had been reached whereby the
102 LMA would install the ability to monitor the LRC surveillance cameras in the new Gatehouse subject to the
103 execution of a release and indemnification agreement between the parties and LRC’s agreement to provide
104 additional medical monitoring facilities such as “life alert.”

105 Mr. Spelman moved that: “Subject to execution of a release and indemnification by The Landings Racquet
106 Club and the addition of other medical monitoring system(s), the LMA will include the ability to monitor the
107 LRC’s video cameras in the new Gatehouse.

108 Jack Jost, representing the LRC, indicated that the LRC Board had not reviewed the results of the joint board
109 meeting and would take LMA’s position under consideration at their next meeting.

110 Main Gate Reconstruction. Mr. Bayles reported that a review of a preliminary design for the new Main Gate
111 House would occur between certain members of the Board and the architect on Monday, March 10.

112 **New Business:**

113 The Landings Handbook. Mr. Bayles reported that there was a severe shortage of the current Landings
114 Handbook and that it had to be reprinted. He requested that the LHA be able to include their Rules &
115 Regulations as a part of the handbook, at LHA’s expense. He further stated that the reprint would occur after
116 institution of the photo-id guidelines discussed above and a review by the Board and the LRC for potential
117 content updates. The Board agreed to this proposal.

118 New Gate Control Software. Mr. Bayles further reported that a decision had been made to replace the existing
119 (20 year old) and unsupported software controlling visitor and vendor access to The Landings before the
120 demolition of the existing gatehouse. This will entail new questionnaires going out to all residents due to our
121 inability to recover information from the existing system. These forms will be sent out following determination
122 of the photo-id entrance requirements as discussed above.

123 **Adjournment**

124 There being no further business, on a motion by Larry Spelman, seconded and unanimously carried, the meeting was
125 adjourned at 9:00 PM. The next meeting is scheduled for April 3 2008.

126
127 Respectfully submitted,

128
129
130 Richard U. Bayles, Secretary