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**The Landings Management Association, Inc.  
Minutes of the Board of Directors Meeting  
March 6, 2003**

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**Call to Order**

The meeting was called to order by Larry Spelman at 7:00 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

**Determination of Quorum**

Present were Larry Spelman, Fred Stanyer, Bob Capo, Dee Ricapito, Eli Chatson, Don Smally, Ray Rakoff and Ted Humphrey constituting a quorum. Jerry McFadden was absent. Also present were Jim Faix of Argus Property Management, Inc. and 1 unit owner.

**Confirmation of Proper Meeting Notice**

The notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

**Appointment of Acting Secretary**

A motion was made and second to appoint Jim Faix as Acting Secretary for the meeting.  
The motion passed unanimously.

**Approval of Minutes of February 6, 2003 Board of Directors Meeting and February 6, 2003 Organizational Board Meeting**

Hearing no objections, the minutes of the February 6, 2003 Board of Directors Meeting and the February 6, 2003 Organizational Board Meeting were approved.

**President's Report**

No report.

**Treasurer's Report**

Bob Capo presented the Financial Report. He indicates that for January 2003, the Association is about \$12,000 ahead of budget. He also reported that the CPA conducting the year-end audit should be finished in about a week.

**Management Report:**

Jim Faix presented the Management report. (A copy of the Management report is attached hereto and made a part of these minutes as Exhibit A.)

1. Mr. Paul Fischman has again requested that he be reimbursed for the scratch on his car roof caused by the north gate. His repair bill of \$798 was submitted last November. The board discussed this issue at length. Mr. Fischman's repair bill was almost three times what others have been and has not been submitted as estimates prior to approval.

A motion was made by pay Mr. Fischman \$500 towards his repair bill provided he signs a claims release form. Voting in favor of the motion were Fred Stanyer, Ray Rakoff, Don Smally, Ted Humphrey, Bob Capo and Eli Chatson. Voting against the motion were Larry Spelman and Dee Ricapito. **Motion carried.**

2. The Green Book is almost ready to go to print. A discussion took place to determine if the HOA rules should be included in the publication.

A motion was made by Don Smally, second by Rakoff to continue to publish the rules of the HOA in the Green Book without charge. Voting in favor of the motion were Ray Rakoff and Don Smally. Voting against the motion were Dee Ricapito, Larry Spelman, Fred Stanyer, Bob Capo, Eli Chatson, and Ted Humphrey. **Motion failed.**

A motion was made by Don Smally, second by Dee Ricapito that LMA will print the officers and directors and the rules and regulations of the Landings Racquet Club (LRC) as a courtesy to LRC without charge.  
The motion passed unanimously.

59 A **motion** was made by Don Smally, second by Ted Humphrey to appoint an ad-hoc publications committee to  
 60 review the Green Book contents on an annual basis.  
 61 Voting in favor of the motion were Larry Spelman, Fred Stanyer, Bob Capo, Eli Chatson, Ted Humphrey, Ray  
 62 Rakoff and Don Smally. Voting against the motion was Dee Ricapito. **Motion carried.**  
 63

- 64 3. Correspondence was reviewed from Mrs. Anna Gervait of 5125 Flickerfield Circle who requests a  
 65 streetlight to be installed near her residence. (A copy of Mrs. Gervait's letter is attached hereto and made a  
 66 part of these minutes as Exhibit B).  
 67

68 A **motion** was made by Don Smally, second by Ted Humphrey to have the Roads and Drainage Committee  
 69 investigate the possibility of installing a street light near 5125 Flickerfield Circle.

70 **The motion passed unanimously.**  
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- 72 4. Correspondence was reviewed from Mr. Robert Wagner, president of Oyster Bay Estates Association  
 73 regarding the easement stated in the documents granting a permanent pedestrian easement for Landings  
 74 residents and Oyster Bay residents who front Field Road. The Landings has installed a lock on the gate of  
 75 this easement to limit pedestrian access due to several incidents of vandalism in our community. Mr.  
 76 Spelman will contact Mr. Wagner to discuss his needs. (A copy of Mr. Wagner's letter is attached hereto  
 77 and made a part of these minutes as Exhibit C).  
 78

- 79 5. A discussion took place regarding the state of the fence along Starling Drive that separates The Landings  
 80 from the marina next door. Bids for replacing the fence with a vinyl fence or a structural foam wall were  
 81 reviewed.  
 82

83 A **motion** was made by Don Smally, second by Bob Capo to engage Arrow Fence Systems to install a straight-line  
 84 fence approximately 600 feet long at a cost of \$13,523 allowing for an increase in cost to obtain a beige fence. (A  
 85 copy of the Arrow Fence Systems proposal is attached hereto and made a part of these minutes as Exhibit D).

86 **The motion passed unanimously.**  
 87

#### 88 **Safety and Security Committee**

89 Ray Rakoff presented the Safety and Security Committee report. He reported that there was some damage to the  
 90 south gate and due to the camera being too far away, we could not identify that did the damage. He proposes to  
 91 relocate the camera closer to the gate and to upgrade to a color camera. A bid for this work was discussed.  
 92

93 A **motion** was made by Ray Rakoff, second by Dee Ricapito to engage Secure Access to install a color camera at  
 94 the south gate at a cost of \$1,900. A copy of the Secure Access proposal is attached hereto and made a part of these  
 95 minutes as Exhibit E).

96 **The motion passed unanimously.**  
 97

98 Mr. Rakoff also discussed installing a 7-location Deggy Kit for the roving patrol to check at key locations. The  
 99 guard would need to activate the control at each location to prove his presence at the seven key locations.  
 100

101 A **motion** was made by Ray Rakoff, second by Ted Humphrey to purchase a 7-location Deggy Kit at a cost of  
 102 \$585.79. (A copy of the Deggy Corp. proposal is attached hereto and made a part of these minutes as Exhibit F).

103 **The motion passed unanimously.**  
 104

105 Mr. John Hawkins of 1693 Landings Lane, moved in on a Sunday, which is a violation of the LMA rules. A letter  
 106 should be sent to him with a fine of \$100. A copy of the incident report is attached hereto and made a part of these  
 107 minutes as Exhibit G).  
 108

109 A **motion** was made by Ray Rakoff, second by Ted Humphrey to send Mr. John Hawkins a letter fining him \$100  
 110 for moving in on a Sunday.

111 **The motion passed unanimously.**  
 112

#### 113 **Landscape Committee**

114 Fred Stanyer reported that the pepper trees have been removed from around lake 6 and that the preserve has been  
 115 trimmed in the middle of Starling Dr.  
 116

117 **Roads and Drainage Committee**

118 Don Smally reported that the best price received for paving the 5 cul-de-sacs and one other road was from Mariotti  
119 Paving at \$33,250.

120  
121 A motion was made by Don Smally, second by Bob Capo to engage Mariotti Paving to pave the roads at a price of  
122 \$33,250

123 **The motion passed unanimously.**

124  
125 Also discussed was the condition of the drainage ditch from Landings Blvd. to the Bay that runs along the backside  
126 of Landings Treehouses. The county prisoners are no longer available to clean out the ditch and many of the  
127 Landings residents are uneasy using prisoners. Raber's Lawn Care proposed to clean out the ditch for  
128 approximately \$3,000.

129  
130 A motion was made by Don Smally, second by Dee Ricapito to engage Raber's Lawn Care to clean out the drainage  
131 ditch at a cost not to exceed \$3,500. Payment for this project would come from the Road Repair line item.

132 **The motion passed unanimously.**

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134 **Lakes Committee**

135 Don Smally reported on behalf of Jerry that the problem fountain has been repaired, the algae in lake 1 has been  
136 treated and that the balance in all the other lakes are all good.

137  
138 **Nature Trail**

139 No report.

140  
141 **Public Relations Committee**

142 Dee Ricapito reported that the Eagle dedication at the main entrance went well. She took Earl Margough and his  
143 wife out to dinner to thank them for the donation of the carved eagle.

144  
145 **Old Business**

146 None

147  
148 **New Business**

149 None

150  
151 **Adjournment**

152 The meeting was adjourned at 8:56 PM. The next meeting is scheduled for April 3, 2003.

153  
154 Respectfully submitted,

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156  
157 James M. Faix, Acting Secretary