

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
September 6, 2007

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, Dolores (Dee) Ricapito, Bill Whitman, Dick Bayles, Jerry McFadden and Henry Rhodes constituting a quorum. Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle* and four homeowners.

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

Approval of Minutes of August 2, 2007 Board Meeting

On a motion by Bob Capo and seconded by Bill Whitman the minutes were unanimously accepted.

President's Report:

The President reported that he had received a letter from Argus Management that starting October 1, 2007 there would be a charge of \$1.50 for each box per month of Association records held by Argus. The Manager stated that there were around fifteen (15) boxes in storage. After a discussion it was decided to keep the records at Argus.

The President then opened a discussion about either refurbishing/rebuilding the main gatehouse. He also reported that after extensive searching, no survey showing the gatehouse itself could be found. He also stated that Minder and Associates would create new drawings at a cost of approximately \$750.00. After a discussion it was decided to have Minder and Associates produce the drawings.

Treasurer's Report:

The Treasurer reported that the landscaping was significantly over budget in the amount of approximately \$14,000. However because other budget line items are under budget, he is of the opinion that at year end there should only be a deficit of approximately \$5,000.00.

The Treasurer said that he is working on the 2008 Budget and after factoring in approximately \$60,000.00 for the new gatehouse, the Association Assessments should remain about the same as last year.

Committee Reports:

Safety and Security:

Bill Whitman reported that, on August 22, 2007, money was taken from one car and a purse was taken from another car, both being unlocked. He then reminded everyone present to keep their cars locked and report to the gate any suspicious activity.

Bill Whitman then reported that Allied Security has begun monitoring traffic violations within The Landings. He reported that a log is being kept of speeders and drivers "running" stop signs.

He also reported that John Newcomer was appointed as the traffic Enforcement Chair and Dick Bayles was appointed as the Alternate Chair.

The following were appointed to serve on the Hearing Committee:

Robert Windom
Dennis Ziemann

53 Larry Fleming
54 William Myers, Alternate Member

55 Bill Whitman also reported that a new tag camera was installed at a cost of approximately \$900.00.

56
57 **Landscaping Report:**

58 The President then gave Ben Mayne's Landscape Report:

59 He reported that to disconnect the North Gate irrigation system from the strip mall's system and re-connect it to The
60 Landing's system would cost about \$1,200.00. After a discussion it was decided to wait until next year to make the
61 change.

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63 **Roads and Drainage Committee:**

64 The Association is waiting for John Minder to write a detailed contract between all parties (John C. Minder, Mariotti
65 and Landings Management).

66
67 **Lakes Committee:**

68 Jerry McFadden reported that foliage on Lake 2 at the Tree Houses was sprayed and is now under control. He
69 reported that the rest of the Association's lakes were in good shape.

70
71 **Public Relation Committee:**

72 There was no Public Relation Committee report.

73
74 **Old Business:**

75 Jack Jost gave the Landings Eagles Nest Area Drainage Committee's report, which is attached as Exhibit "A".
76 After a lengthy and detailed discussion Dick Bayles made the following motion:

77 "Moved that the Board give authority to move forward with their drainage maintenance plan with a cost not to
78 exceed \$50,000.00 and that at least one more bid, possibly two should be secured before awarding the bid., provided
79 that such bids could be obtained in a reasonable time frame" Henry Rhodes seconded the motion. The motion
80 passed unanimously.

81 The Treasurer noted that this expenditure, \$25,000 higher than contemplated in the preliminary 2007 forecast and
82 2008 budget figures, would result in a substantial revision of the forecast. He stated that he would circulate a new
83 forecast and budget proposal for review by the Board in time for the preliminary budget to be published in the
84 October issue of *The Landings Eagle*.

85 The Drainage Committee thanked the Board for their support and also thanked committee member Jack Jost for all
86 his hard work in preparing all the maps and drawings that were necessary in order to put the plan into effect.

87
88 **New Business:**

89 None.

90
91 **Adjournment:**

92 The meeting on a motion by Dick Bayles and seconded by Henry Rhodes was adjourned at 8:13 PM. The next
93 meeting is scheduled for October 4, 2007 @ 7:00PM.

94
95 Respectfully submitted,

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97
98 George Niel, Acting Secretary