

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
May 1, 2008

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5 **Call to Order**

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7 Bob Capo called the meeting to order at 7:01pm at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota,
8 Florida.

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10 **Determination of Quorum**

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12 Present were Bob Capo, Henry Rhodes, Larry Spelman, William Whitman, Dennis Ziemann and Richard Bayles,
13 constituting a quorum. Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The*
14 *Landings Eagle*, Ben Mayne, Landscape Chairman and three property owners.

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16 **Confirmation of Proper Meeting Notice**

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

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20 **Appointment of Acting Secretary**

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

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25 **Approval of Minutes of April 3, 2008 Board Meeting**

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27 There being no objection, on a motion by Larry Spelman, seconded by Dick Bayles, the minutes of the April 3, 2008
28 meeting were unanimously approved.

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30 **President's Report:**

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32 The President reported that he had a call from a homeowner asking for extra hours for their Realtor to show their
33 home. After a discussion it was decided that no extra hours could be made available.

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35 He also reported that the Gatehouse committee has had several meetings and everything was going as planned.

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37 **Treasurer's Report:**

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39 The Treasurer's Report is attached as Exhibit "A".

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41 He also reported that the expense at Pintail Way had not been budgeted for and therefore at the end of March there
42 was a projected deficit of approximately \$2,500.00 but was confident that it would be absorbed in the coming
43 months.

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45 The President reported that he had a call from an owner asking that the late fee, interest and attorney fees be
46 removed from his account. After a discussion the Board's position is that all charges will remain on his account and
47 need to be paid.

48 **Safety and Security Committee:**

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50 Bill Whitman reported that one more owner with a speeding violation has now complied with the request made in
51 the violation letter leaving only one owner who has not complied. After a discussion it was decided that this owner
52 would be sent to the Hearing Committee for further action.

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54 He also reported that a new sign alerting drivers of a pedestrian crossing had been erected at the inbound lanes of the
55 Main Gate.

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57 Bill Whitman then asked Dick Bayles for his input. Dick Bayles then gave the following report.

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59 He reported that because barcodes were identified to a property and not to a vehicle and over the last three years
owners have changed cars and new barcodes were issued for the new cars there are numerous bar codes out there
that have not been disabled. Therefore an informational letter will be mailed to owners asking for their current bar
code numbers. The first 400 letters will be mailed next week, there will be a drop dead date of sometime in October
when only the bar codes that have been registered with security will be operable.

60 Dick Bayles then reported that progress was being made on the Resident Management System as was discussed at
61 the last Board meeting. Truman Menefee advised that he had reviewed the software licenses and related
62 documentation and was comfortable with the decision. Mr. Bayles also reported that after discussion with the
63 Gatehouse Committee and the architect, it was decided that using the North Gate during construction would be a
64 better option than utilizing a temporary trailer at the Main Gate.

65 **Landscape Committee:**

66 Ben Mayne, reported that he had a request about placing some Florida Landscaping on one of the Association's
67 islands; however when he called to ask her to submit a plan he discovered that she had moved. Replanting of the
68 island will proceed as originally planned.

69 An owner asked to share some of her concerns, the President gave her permission to share these concerns with the
70 Board.

71 She reported that the roping around the community need to be repaired. Bill Whitman said that he
72 would have the Association's handyman do the repairs. She asked if another type of rope (marine)
73 could be used to prevent the problems with the current rope with respect to weather conditions. A
74 discussion followed but no action was taken.

75 She was also concerned about the white pebbles at the main entrance and asked what their purpose
76 was. Nobody present knew why they were there. She then asked if they either could be removed
77 or if some type of planting could be placed in front of the pebbles. Ben Mayne stated that he
78 would look into a possible solution.

79 **Roads and Drainage Committee:**

80 Larry Spelman reported that Minder now has the signed contracts. He then stated that he would have a more
81 detailed report for the next meeting.

82 **Lakes Committee:**

83 In the absence of Jerry McFadden the President reported that a box at lake # 1 had been repaired. The President also
84 reported that the Manager questioned the South VI, FPL bill that is being paid by LMA. The President explained
85 that this bill is a LMA expense.

86 **Public Relations Committee:**

87 In the absence of Katherine "Katy" Leidel, the President reported that she had asked him to give the following
88 report:

89 She said that she had received complaints about the dust the street sweeper stirs up. After a discussion it was
90 determined that there was not much that could be done about this issue.

91 She also reported that vendors were leaving through the South Gate, Board member Henry Rhodes reported that he
92 also had observed this activity. Bill Whitman and several other Directors and the Manager thought that the key pad
93 allowing this had been disabled. Bill Whitman stated that he would look into this issue and have Tracy disable the
94 keypad.

95 She also reported that she had reports of people gaining entrance to "The Landings" without proper ID. Nothing was
96 presented to verify this.

97 **Old Business:**

98 Bob Capo then turned the floor over to Gary Warren, who was present to get an answer from the Board on his
99 request to establish a walking path. Gary Warren first asked if the Board would approve the walking path and could
100 he be permitted to paint a sign on the roadway indicating the start of the path. Further discussion followed during
101 which a "Landings Walk" sign was discussed. Gary Warren stated that would even be better; no action was taken
102 on the signage issue.

103 Discussion followed concerning the walking path, Larry Spelman reminded the Board that this issue was tabled last
104 month so that an article could be published in the "The Landings Eagle" asking for owners input. Irwin Starr of The
105 Landings Eagle stated that the current issue was only on the street for three (3) days, which was not enough time to
106 obtain owners input. After further discussion, Henry Rhodes made a motion seconded by Dick Bayles to approve

107 the walking path. The motion passed four (4) to (2), Bill Whitman, Dick Bayles, Bob Capo and Henry Rhodes
108 voted in favor, Dennis Ziemann and Larry Spelman voted against the motion.

109 Dick Bayles then opened a discussion concerning the construction progress on the new Gate House. He reported
110 that the architect has recommended the use of a general contractor during the design phase and had solicited five
111 budget proposals.

112 Dick Bayles reported that all five budgets were over the amount budgeted for the project in 2008. Four of the five
113 were excessively over; however one was substantially lower than the others and in an amount our financial situation
114 could handle. The architect's conceptual design drawings were passed around to the Board members and Irwin star
115 was told that he could publish the one of his choice in *The Landings Eagle*.

116 Dick Bayles then stated that he thought the entire project could be done at a cost of around \$120,000.00, \$50,000
117 over the budgeted amount of \$70,000, and was comfortable with a not-to-exceed amount of \$150,000.00. The
118 amount in excess of the budget would be funded from LMA's reserve account and would be replaced in the 2009
119 budget. He stated that, barring unforeseen circumstances, this would not require an increase in maintenance fees for
120 2009.

121 Dick Bayles then made the following motion seconded by Bill Whitman:

122 Moved that the Board of Directors authorizes the President to execute one or more contracts
123 related to the demolition and replacement of the Main Gatehouse, including, but not limited to, the
124 architect of the project, the Maddox Group, and a General Contractor to be selected by the
125 Gatehouse construction committee.

126 On discussion Larry Spelman made a motion seconded by Dick Bayles to amend the motion to add "not to exceed
127 an aggregate amount of \$150,000.00."

128 Motion on the amendment passed unanimously and the motion also passed unanimously.

129 **New Business:**

130 There was no new business

131 **Adjournment**

132 There being no further business on a motion by Larry Spelman and seconded by Henry Rhodes the meeting was
133 adjourned at 8:18pm. The next meeting is scheduled for June 5, 2008.

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135 Respectfully submitted,

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138 George Niel, Acting Secretary