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2
3 **THE LANDINGS RACQUET CLUB**
4 **MINUTES OF BOARD OF DIRECTORS MEETING**
5 **September 28, 2005**
6

7 **CALL TO ORDER**

8 The meeting was called to order by President Jack Jost at 2:04 p.m. in the Lakeside Club, at the Landings
9 Racquet Club, Sarasota, Florida.

10
11 **DETERMINATION OF A QUORUM**

12 Present were Jere Berkey, Bob Fernander, Gordon Garrett, Jack Jost, Marilyn Newman and Ralph Ricapito
13 constituting a quorum. Absent was Judy Greene. Also present were Kevin Richards, LRC Manager and
14 Shirley Jones of Progressive Community Management, Inc. (PCM).

15
16 **CONFIRMATION OF PROPER MEETING NOTICE**

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

19
20 **APPROVAL OF MINUTES**

21 Correct spelling of Jere Berkey page two, line 29. **A motion** was made by Ralph Ricapito and seconded
22 by Marilyn Newman to accept the minutes of the August 16, 2005 meeting of the Board of Directors as
23 amended. *Each director present voted in favor of the motion. Motion passed.*

24
25 **TREASURER'S REPORT (Jere Berkey)**

26 No dramatic change, showing \$12,000 over budget in income due to summer members and initiation fees.
27 We will need to know by October 15, if the summer members will be converting their membership to a full
28 membership. Letters have been sent to all Summer Members. The initiation fee will be \$3,100 plus sales
29 tax payable in four installments, plus the remaining 2005 dues. On the expenses, we have \$18,000 less
30 than expected, although many of those will turn around and be much closer to budget by year end.
31 Currently there is about \$30,000 year to date income and we are projecting a net income of about \$15,000
32 to \$20,000 at year end assuming things continue the way they have gone. A schedule of insurance will
33 provided prior to the budget committee meeting. We may need to budget for significant increases in
34 insurance. The CD at Bank of Commerce matured, was redeemed and put into the Orion Bank money
35 market account at an interest rate of 4%. This was planned to be able to cover the expense obligations
36 through the end of the year.

37 Budget Committee meeting on Thursday, October 13, 2005 at 2:00 pm. Forecast to the end of the year for
38 reserve expenses by the next meeting or the budget meeting. Miscellaneous income and clubhouse rental
39 budget amounts were determined based on past history.

40
41 **MANAGERS REPORT (Kevin Richards)**

- 42 • (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.)
43 • All short fencing will either be repaired / painted or replaced as needed.
44 • The movie screen has been installed, with a second set of brackets to be near the bar area. The first
45 ever family movie night will be this week. Hopefully there will be a good turnout. Still looking for a
46 place to store all the risers. Next projects will be to finish cleaning out storage rooms, painting the
47 doors to the fitness center and cleaning of the white vinyl fencing around the pool.
48 • Not all the punch list items have been completed in the fitness center restroom renovation. Kevin will
49 do a walk through before the final check is released.
50 • Three bids were received for the elliptical machine at a cost of \$4,600. The low price was \$3,400 but
51 the company that does the equipment maintenance indicated this would not be a good machine for this
52 type of use. Kevin and Ralph will get together to determine the exact location in the fitness center.
53 • Jack requested to look at the schematics of the new lake-water system. Use of the well water to water
54 the courts needs to stop due to the high salt content of the well water which is not good for the courts.
55 If the lake water level falls below a certain point, the system would be turned back to the well system.
56 We are still not sure how the level of this lake will affect the water level in the other lakes in the

THE LANDINGS RACQUET CLUB, INC.
MINUTES OF BOARD OF DIRECTORS MEETING – September 28, 2005

Page 2

1 Landings. The amount of water we will be using is minimal in comparison to the size of the lake. This
2 will need to be monitored. We should be up and operating by the end of next week.

- 3 • Father/Son tournament – after all expenses including court usage fees, extra help and the like have been
4 paid, anything left over will be split 80/20% with the Club and Robbie and Kevin. A letter along with the
5 entry form for the tournament will go out by Friday. Three sponsors have committed: Saturn of
6 Sarasota/Manatee as the main sponsor for \$2,000, a local ReMax company for \$500 and Cheeburger,
7 Cheeburger for \$250. Nothing has been worked out with regard to the parking. Kevin will be talking
8 with Sarasota County School Board to use their parking lot. Jere Berkey will check with the Eagles
9 Point Association about using their extra spaces.
- 10 • One of the two signs reminding people not to eat at the pool and not to use cell phones needs to be
11 moved so it is at the entrance to the pool. Perhaps we need to put up one sign with all the rules and
12 regulations of the pool.

13
14 **Committee Reports**

15 **Tennis**

16 The cardio tennis class is a great success.

17
18 **Pool and Spa:** (Jay Eisner)

19 The spa is back on line. The warranty work on the compressor and thermostat has been completed. The
20 heating system works well, however, the cooling system was not able to keep the pool cool. There are three
21 systems that heat the pool but only one is a heater/cooler. Investigation is being done to adapt one system
22 as a backup cooling system. The Board supports the investigation of this conversion.

23
24 **Social Committee:** (Marilyn Newman)

25 The first Thursday of the month has not been confirmed for the monthly movie night. There is a conflict
26 with the LMA board meeting. This needs to be resolved outside this meeting with Bob Capo, President of
27 LMA.

28 An orchestra has been hired for the Jazz by the Pool at a cost of \$400. The per person charge should be
29 around \$10.00 and we should still offer refreshments. The event should be titled "Jazz by the Pool
30 honoring Jerry Jerome performed by Kitt Moran Group." Marilyn needs to talk to the committee who will be
31 working on the Holiday Gala.

32
33 **Landscaping:** (Sylvie LeGuen)

34 The major landscaping funds were deferred to the installation of the lake water system and the fitness
35 center renovation. There is about \$1,500 for renovation of the existing plants. All plantings which will be
36 included as upgrades for the Father/Son Tournament will be coordinated with the Landscape Committee.
37 Bids for landscaping contracts have been received and will be presented to the budget committee. Kevin
38 will review those with the landscaping committee prior to the budget meeting. Palm trees around the courts
39 are dying because they need to be fertilized. Sylvie suggested that this is due to improper trimming of the
40 palms.

41
42 **Fitness Center/Library:** (Ralph Ricapito)

43 We covered the fitness center and the library is fine.

44 **Facilities:** (Bob Fernander)

45 The restroom renovation looks great. The Board extends its gratitude to all those who helped get this
46 project completed.

47
48 **NEW BUSINESS**

49 **New Storage Facility for LMA**

50 Bob Capo, President of LMA presented a proposal to build a storage facility adjacent to the existing club
51 storage on the north side. LMA would bear all the costs and carry the appropriate insurances. It was
52 suggested that it be made to look like one structure. A plan to remove the existing structure and create an

THE LANDINGS RACQUET CLUB, INC.
MINUTES OF BOARD OF DIRECTORS MEETING – September 28, 2005
Page 3

1 entirely new structure could be an alternative. Consensus of the Board was that if the plans presented are
2 acceptable, the Board would look favorably upon the addition of this storage facility.
3

4 **Furniture at the Pool**

5 The furniture is old and beginning to look very tacky. It has been cleaned, but that is not working any more.
6 It was suggested that the 2006 budget include replacement of the furniture.
7

8 **Clubhouse Rental Policy**

9 Previous boards have not looked favorably on the use of the clubhouse for commercial ventures, such as
10 investment seminars, real estate seminars, etc. Many nights the club rooms go unused. The cost to rent
11 the clubroom could be another source of income to the Club. An additional fee for cleaning could be
12 included with the room rental. The board could retain the right to refuse any group or could limit the
13 number of persons or the number of times it would be rented. Sponsor must be a member of the Landings
14 Racquet Club. Additionally, the issue of non-residents entering the Landings would have to be addressed.
15 The mission of the club does not include the support of commercial ventures.
16 Gordon Garrett suggested that there needs to be further study on this issue and defer any decision on the
17 issue to the next meeting.
18

19 **OLD BUSINESS**

20 Architectural services proposal seems to be ongoing. People who work with Gary Hoyt have toured the
21 facilities at Village Walk and the Landings Racquet Club. They were to take this information back to the
22 office. Presumably they are preparing a proposal, though nothing has been received.
23

24 **ADJOURNMENT**

25 There being no further business, a **motion** was made and seconded to adjourn.

26 ***Each director present voted in favor of the motion. Motion passed.***
27

28 The meeting was adjourned at 3:32 PM.
29

30 Respectfully submitted,
31

32
33
34 Shirley N. Jones
35 Recording Secretary