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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**April 21, 2009**

**CALL TO ORDER**

The meeting was called to order by President Jim Goldman at 1:30 p.m. in the Lakeside Room, at the Landings Racquet Club, Sarasota, Florida.

**DETERMINATION OF QUORUM**

Present were Dick Bayles, Bonnie Dombrosky, Jim Goldman, and Jerry Welch constituting a quorum. Absent were Andrejs Jurjans, Frank Pipers and Ralph Ricapito. Also present were Kevin Lechlitner, General Manager and Shirley Jones of Progressive Community Management, Inc. (PCM).

**CONFIRMATION OF PROPER MEETING NOTICE**

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

**APPROVAL OF MINUTES**

Page 1, Line 24 – clarify that we are under budget for the year to date.

Page 2, Line 16 and 17 – delete as ~~presented~~ and change ~~architect and decorators~~ to an aesthetics committee made up of decorators, artists, real estate professionals, etc. to come up with a desirable plan.

A **motion** was made by Dick Bayles and seconded by Bonnie Dombrosky to approve the minutes of the March 17, 2009 as amended.

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

**TREASURER'S REPORT**

We have roughly \$360,000 in the bank which is adequate and we are under budget by about \$7,000.

**MANAGER'S REPORT (Kevin Lechlitner)**

(Copy of report attached to these minutes and made a part thereof as exhibit A)

Add that item #4 regarding spa repairs engineering requirements to our project list so we can track it.

**COMMITTEE REPORTS**

**TENNIS (Joe Venezia)**

Second Landings Day Festival was a success. The tennis exhibition was not so great, but all had a good time. We came up with some good ideas to implement for next year. The intent to make it more than just a tennis event seems to have worked.

The next Round Robin will be May 23<sup>rd</sup> for Memorial Day.

An item that was put out in the Eagle was a note that we will be trying to do a challenge ladder and work that into the next season. Information and input from our members will be appreciated.

Appreciation is extended to Joe's Mom and girlfriend for all their hard work.

**POOL AND SPA (Jay Eisner, Chair)**

We were looking forward to the project for May which was taking down the awning and cleaning up the framework. We have found that the canvas may not survive being removed and reinstalled. Before we remove it the committee will work on getting replacement costs. The time frame for fabrication should be included in the estimates. Include the canopies at the tennis courts when requesting bids.

1 **SOCIAL COMMITTEE**

2 Memorial Day Bar-B-Q will be on Monday, May 25<sup>th</sup> which will include hot dogs, hamburgers,  
3 and all the side dishes. The sign up sheet is in the Pro-Shop.  
4

5 **LANDSCAPING / IRRIGATION (Dick Bayles, Chair)**

6 We are having a contact problem with the new contractor. Nothing has happened to  
7 date as we have been unable to contact him and meet.  
8

9 **FITNESS CENTER (Bonnie Dombrosky, Chair)**

10 Installing the wall fans has made a big difference especially in the cardio area.  
11

12 **LIBRARY (Ralph Ricapito, Chair)**

13 Everything appears to be good.  
14

15 **FACILITY MAINTENANCE (Frank Pipers, Chair)**

16 Most items covered under manager's report.  
17

18 **Old Business**

19 **Pro Shop / Clubhouse entrance**

20 We are looking a installing the pavers from the Lakeside Clubhouse to the Poolside Clubhouse  
21 and to include the removal of the curbs at the ramp. The color was decided unanimously with  
22 a decorative center piece in front of the proshop door. The pavers would not go beyond the  
23 gate. We took into consideration what may be done in the future such the need to match the  
24 existing pavers around the pool. The work will be accomplished within the budget the Board  
25 authorized. The pavers where they meet the wood of the building can be sealed with silicone  
26 to prevent water intrusion.

27 The work will be accomplished within a week however, the actual time schedule has not been  
28 established. The pool and the club will not be closed during construction.  
29

30 **ADJOURNMENT**

31 There being no further business, a **motion** was made by Bonnie Dombrosky and seconded by  
32 Jerry Welch to adjourn.

33 ***Each director present voted in favor of the motion. Motion passed.***  
34

35 The meeting was adjourned at 2:05 PM.  
36

37 Respectfully submitted,  
38  
39  
40

41 Shirley N. Jones, Recording Secretary