

1 THE LANDINGS RACQUET CLUB  
2 MINUTES OF BOARD OF DIRECTORS MEETING  
3 June 20, 2006  
4  
5

6 **CALL TO ORDER**

7 The meeting was called to order by President Jack Jost at 1:30 p.m. in the Lakeside Room,  
8 at the Landings Racquet Club, Sarasota, Florida.  
9

10 **DETERMINATION OF A QUORUM**

11 Present were Jere Berkey, Bonnie Dombrosky, Bob Fernander, Jack Jost, Marilyn Newman  
12 and Ralph Ricapito constituting a quorum. Absent was Gordon Garrett. Also present were  
13 Bill Woodward, LRC Interim Manager, Kevin Lechlitner, LRC Manager and Shirley Jones of  
14 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  
18 requirements of Florida Statutes.  
19

20 **Long Range Planning Presentation** (Gary Hoyt)

21 Gary presented plans for the club which included proposed expansion areas to the south  
22 side of the pool which would be linked to the Lakeside Club room and the tennis courts and  
23 expansion of the fitness center to the north of the existing facility. The idea is to use the  
24 master plan as a way to prioritize and keep all expansion within the overall plan.  
25

26 **Introduction of New Manager**

27 Jack Jost introduced Kevin Lechlitner as the new manager. Kevin is a native of SW Florida  
28 and comes from Serendipity. He will join the staff as of July 10, 2006.  
29 Bill Woodward has been promoted to Assistant General Manager and Operations  
30 Manager.  
31

32 **APPROVAL OF MINUTES**

33 Corrections to minutes of May 17, 2006:

34 Page Two, Line 51 – strike "We to targeting first the persons we know about."

35 **A motion** was made by Marilyn Newman and seconded by Bonnie Dombrosky to accept  
36 the minutes of the May 17, 2006 meeting of the Board of Directors as amended.

37 **Each director present voted in favor of the motion. Motion passed.**  
38

39 **TREASURER'S REPORT**

40 The first five months of the year shows a variance to budget of \$7,800 with most of that  
41 coming from initiation fees from new members.

42 Several items are over budget: electricity due to rate changes, landscape fertilizer due to  
43 additional projects, pool and spa repairs due to necessary repairs, postage and printing  
44 due to extra mailings and tennis court maintenance because work normally completed in  
45 October was moved up to May.

46 Special events income exceeds the expenses.  
47

48 **MANAGERS REPORT** (Bill Woodward)

49 Bill presented an advertisement from the Cardio Tennis Web Site, discussed the errors which  
50 are included in this web site and the need to put an end to erroneous advertising. Controls  
51 need to be put into place to eliminate these problems. There is little or no control over  
52 access to the club area. Bill was asked to speak with the main gate and find out what can  
53 be done to provide information on nonmembers who are entering the community to take  
54 tennis lessons.  
55

1 Courts – court one is nearly done and should be open for play on Thursday or Friday. Due  
2 to the fact that the courts have gotten very hard over the last few months, the courts are  
3 receiving treatment as follows: scarifying, watering, putting down new clay, scarifying  
4 again, rolling then testing to be certain it is ready for play. All courts will be done over the  
5 next few weeks.

6 TCM of Florida was notified on June 8, 2006 that he had not fulfilled all the obligations  
7 contained in his contract. Patrick Broderick responded by telephone requesting a meeting.  
8 Bill was instructed to call TCM and inform him of his breach of contract.

9 Fencing on court five was lost during Tropical Storm Alberto and we are waiting on the  
10 contract for repairs.

11 Symbiont replaced the pool heating/cooling system as approved by the Board. The  
12 thermostat is not functioning correctly and Symbiont is to return to complete those repairs.

13 Steam rooms are not functioning and quotes were received to upgrade the equipment in  
14 the amount of \$1,800. Bill will try to find out how many people actually use this facility.

## 15 16 **COMMITTEE REPORTS**

### 17 18 **Tennis** (Lou Furlong)

19 • (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit B.)

20 The contract for the Tennis Pro is undergoing revisions and will be formalized upon Robbie's  
21 return.

22 A **motion** was made by Jere Berkey and seconded by Marilyn Newman to accept the  
23 resolution made by the Tennis Committee to begin the Round Robin Tournaments at 9:30  
24 am during the hot months of May through September.

25 **All directors present voted in favor of the motion. Motion passed.**

### 26 27 **Social Program**

28 The Memorial Day party was a huge success. A party is scheduled for July 4<sup>th</sup> with Jack and  
29 Bill handling the food. Gordon has found entertainment. The cost will be \$15.00 per person  
30 with chicken and pulled pork on the menu.

### 31 32 **Landscape / Irrigation**

33 Fertilization of the palm trees is needed.

### 34 35 **Fitness Center/Library** (Bonnie Dombrosky and Ralph Ricapito)

36 No changes are going to be made in the fitness center until the master plan is completed.  
37 We still need a rack for the weights and another fan.

38 Four new bookcases have been installed in the library and one old one has been removed.  
39 The new arrangement of the bookcases has been well received. The tennis pictures will be  
40 moved. Ralph was thanked for all his hard work.

### 41 42 **Facilities** (Bob Fernander)

43 Drainage, fencing and landscaping projects are planned for the summer months. The  
44 drainage around the pool and around the tennis courts, specifically how and where the  
45 courts drain will be a priority. The fencing was replaced over the last couple of years,  
46 however, it was not done well and requires some remedial work.

## 47 48 **OLD BUSINESS**

### 49 50 **Insurance**

51 Notices were sent out to members regarding the wind insurance. Atlas received  
52 notification from Cincinnati Insurance that the property insurance would not be renewed

1 due to the fact that the Club longer met their criteria. The property has flood insurance  
2 which is in four policies covering the four structures. Jere suggested that we move  
3 additional funds into the uninsured loss fund. It was determined that additional information  
4 was needed before making any decision on moving any funds.

5  
6 **New Chairs for Clubhouses**

7 We are looking at new chairs for the clubrooms. It is going to take some money to get the  
8 right chairs. Bob is working on getting sample chairs so the committee can make the  
9 decision.

10  
11 **New Manager Search**

12 The Board extended their thanks to Bonnie for all her hard work in the search for a new  
13 manager.

14  
15 **Green Book Updates**

16 At the last LMA meeting they agreed include the address and phone number with an  
17 optional e-mail address for the Racquet Club members in the new green book.

18  
19 **ADJOURNMENT**

20 There being no further business, a **motion** was made and seconded to adjourn.  
21 **Each director present voted in favor of the motion. Motion passed.**

22  
23 The meeting was adjourned at 3:42 PM.

24  
25 Respectfully submitted,

26  
27 

28  
29 Shirley N. Jones  
30 Recording Secretary