

**THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
DECEMBER 21, 2004**

CALL TO ORDER

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

DETERMINATION OF A QUORUM

Present were Bob Fernander, Judy Greene, Jack Jost, Ralph Ricapito and Colin Wendell constituting a quorum. Absent were Jere Berke and Barbara Pendrell. Also present were Kevin Richards, LRC Manager and Shirley Jones of Progressive Community Management, Inc.

CONFIRMATION OF PROPER MEETING NOTICE

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

APPROVAL OF MINUTES

Corrections to the November 16, 2004 minutes were as follows:
Page 2, Line 6, - replaced "new" with "proposed" and change "8" to "18"

A **motion** was made and seconded to accept the minutes of the November 16, 2004 meeting of the Board of Directors as amended.

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

TREASURER'S REPORT

The summary page of the budget will be corrected to reflect the estimates for 2004. These will be available for the Annual Meeting.

Given the current revenue, the year end excess of revenue over expenditures is still expected to be \$19,000 to \$20,000. Since the expenses are well within the budget, it was suggested that the new maintenance cart be paid off at this time.

MANAGERS REPORT

In addition to the Kevin Richard's Manager's Report (a copy of which is attached):

1. Kevin reported that \$2,120 should be included as the total cost. There was general discussion on what may be done to reinforce the light poles, such as fill the inside of the pole with some type of material to add support. Kevin is to find out what type of material might work.
2. The Board will be kept informed of the status of the spa.
3. A suggestion was made to determine if covering the new enclosure would be feasible.

COMMITTEE REPORTS

Pool and Spa

Since the spa has been repaired there were no complaints or problems with the spa or the pool.

Social Program

The Committee requested that Kevin put up posters for a Super Bowl party, which will be a BYO, pot luck-type affair, and the Valentine's Day party. A tribute to Sinatra is planned for the Valentines Day Party along with food and wine. The Newcomer's Party is scheduled for January 25, 2005 from 6 to 8 pm.

It was decided to schedule Linda Morgan and the Booker Group for an evening in March. The cost is \$350 for an hour-long program. There will be a \$5.00 charge for the program. Cookies and punch will be served. Musicale is scheduled for January 17, 2005.

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1 **Landscaping**

2 Per manager's report.

3
4 **Fitness Center and Library**

5 The treadmill has been repaired. Additional padded exercise mats and 3- and 5-pound dumbbells are
6 needed. Additional shelving is needed in the Library. Comments cards will be included with books.

7
8 **House**

9 Nothing to report.

10
11 **OLD BUSINESS**

12 **Annual Meeting**

13 A preliminary December financial statement should be available before the meeting. The Board needs to be
14 prepared to provide answers to the membership as the reasons for the \$50 increase. A picture of the Board
15 will be taken before the 2pm Board meeting.

16
17 With regard to the proposed benches around the tennis courts, it was agreed that the current benches look
18 unsightly and that chairs tend to blow around in strong winds. The proposed benches are 8 feet long, made
19 of heavy duty PVC and can be anchored. Each cost about \$245. It was decided to do one court and
20 determine if this is the way to go.

21
22 **NEW BUSINESS**

23 Use of the Racquet club meeting rooms by other associations was discussed and it was determined that a
24 cleaning deposit would be imposed for any function at which food preparation or service is involved. The
25 deposit would be returned if the room was cleaned after use. Ralph and Judy will draft an agreement for
26 Club meeting room usage and provide a copy to all Board members.

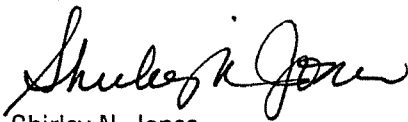
27
28 **ADJOURNMENT**

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

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

31
32 The meeting was adjourned at 3:35 p.m.

33
34 Respectfully submitted,

35
36 

37
38 Shirley N. Jones
39 Recording Secretary

LRC Managers Report

December 21, 2004

1. The work to install the new light pole on Court #5 is now complete. We had to rent a lift to assist us in this project and we used the lift to check and replace any other lights that were currently out. We also replaced the entire fixture on another pole on Cour #5 and replaced the transformer on one of the lights on Court #2. Total cost for this project (including the \$305 to have the lift on-site) was \$ *2120.⁰⁰*
2. We replaced all the viburnum along the mound that separates the LRC parking lot and Landings Blvd. We have planted several giant xoras as a test to see if they grab hold and flourish better than the other plants we tried. The new plants appear to be doing very well. Ben Mayne has been VERY helpful coming out in the early mornings to water some of the areas that looked like they needed a little more attention and he even spread some fertilizer. We also had additional bouganvilla's added to the two islands on the main entrance area and added plants in front of the new white vinyl fence by the FPL area.
3. The Holiday Gala was a huge success!! Overall, the Club "lost" about \$250 on the party but we are still "in the black" overall on Special Events for the year. From all the very positive comments I received from many, many members, this was one of the best parties we have ever had. Kudo's to the Social Committee (Barbara and Judy) and all the other folks who really worked hard to make this event happen (Sally White, Carol and Tom Anderson and the LRC Staff).
4. Several small but annoying (and expensive because we constantly had to re-fill the SPA) leaks were found around both skimmers in the SPA. These cracks and small holes were epoxy'ed and it appears it has solved the leaking problem for now. However, these repairs may last 3 years or just 3 months. Since we just spent over \$3,000 for a new SPA Heater, I recommend we adjust our 2005 Capitol Improvement List to include a permanent fix for the leaking skimmers.
5. We have installed a wooden deck "floor" where the Poolside Clubhouse A/C unit is located so we would have additional outdoor storage. Total cost was approx \$300 and all the work was
• done in-house.
6. The new ball machine was down due to someone over-cranking the elevation crank and disengaging the control rod. I called Prince Service and rather than have them send someone out to the facility, I talked them into "walking me thru" the repair. George and I repaired the ball machine and got it back on-line that same day!

NOTICE

*THE REGULAR MEETING OF THE LANDINGS RACQUET CLUB
BOARD OF DIRECTORS WILL BE HELD AT THE LAKESIDE
CLUBHOUSE ON DECEMBER 21, 2004 AT 2:00pm*

AGENDA

Call to Order
Approval of November 2004 Minutes
Treasurer's Report
Managers Report

Standing Committee reports:

Pool & Spa
Social Program
Landscaping
Tennis
Fitness Center/Library
House

Old Business

- a. Annual Meeting Topics
- b. Other Items TBD by LRC Board

New Business

- a. Use of Clubhouses by Landings Associations
- b. Other Items TBD by LRC Board

Adjournment

Executive Session (if required)