Call to Order

Bob Capo called the meeting to order at 7:00 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

Determination of Quorum

Present were Bob Capo, Dee Ricapito, Henry Rhodes, Larry Spelman, Katy Leidel, John Newcomer, Richard Bayles, William Whitman and Jerry McFadden, constituting a quorum. Also present were Irwin Starr of The Landings Eagle, Ben Mayne Landscape Chairman and fifteen property owners.

Confirmation of Proper Meeting Notice

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

Approval of Minutes of February 2008 Board Meeting

Dee Ricapito noted one correction to the minutes: Line 61 should be changed from “...Bob Greenfield Way...” to “...Greenfield Crossing...”

Subject to the correction being made, a motion was made and seconded to accept the February 2008 minutes. The motion passed unanimously.

Eagles Nest Area Report:

Landings Resident Bob Greenfield, Chairman of the ad hoc committee formed to resolve an ongoing dispute between homeowners whose property abuts the Eagles Nest Area and other residents of The Landings, reported that the issues had been amicably resolved. Attached hereto as Attachment A is an agreement signed (or committed to be signed) by all members of the committee, evenly split between the neighboring homeowners and other residents.

Mr. Greenfield thanked the members of the committee, especially four members who were most involved: Jack Jost, Larry Fleming, Howard Feltman and David Jacaruso. Other members of the committee were Bob Greenfield, Ronald De Anna, Peter Shrope and Ralph Ricapito.

Principal components of the agreement call for: 1) a limited trail for Landings residents’ access from Landings Blvd that conforms to the limitations imposed by regulations regarding eagles nesting site and has a minimal impact on the privacy of adjacent homeowners; 2) a limitation on all activity during that period specified in the relevant regulations; 3) a recommendation that the LMA proceed with its plans to remove invasive species and dead/dying trees and replace them with native Florida landscaping, again within the time period permitted for such activity in accordance with the regulations.

The Committee requested funding for consulting fees to best determine how to proceed with the Eagles Nest Area remediation plan. A possibility of partial Sarasota County funding still remains.

The Board deferred action on the funding authorization until members would have had a chance to review the material provided in the report.

President’s Report:

The President reported that unpaid dues for years 2006 and 2007 with respect to certain foreclosed properties formerly associated would be uncollectible given the Florida statute governing collecting following foreclosure wasn’t passed until mid-2007.

Treasurer’s Report:

The Treasurer’s Report is attached as Exhibit “B.”

Safety and Security Committee:

Several topics were discussed.

- Bill Whitman, Chair, introduced David Scofield as the new Allegiance Protective Services Post Commander, replacing Barbara Martin, and his superior Ryan Green, the regional operations manager.

Each provided brief remarks covering their professional background and commitment to The Landings.
In response to residents’ concerns at the February board meeting, the Board opened discussion on a proposal to require a photo-id for all vehicles coming in via the visitor’s lane at the Main Gate. Ryan Green of Allegiance presented a number of options and discussed the consequences in response to resident queries. When questioned about the motivation for a change in long-standing procedure, Mr. Whitman pointed out the large number (compared with history) of incidents of burglary and auto theft since January 2008.

Following the discussion, Mr. Spelman moved that: “Effective on April 3, 2008, The Landings will institute a requirement for photo-ids at the visitors’ entrance as recommended by Allegiance Protective Services.” The motion was seconded and passed with a vote of 6 to 1, with Mr. Newcomer voting in the negative. Exact procedures will be developed jointly with Allegiance and published both in The Landings Eagle and by a letter to all residents.

Mr. Whitman reviewed the recent incident that included sheriffs’ helicopters and patrol officers pursuit of teenagers from Roberts Bay through The Landings.

Mr. Richard Lindholm, representing Landings South V, requested that the LMA replace the existing “raised arms” used at the South Gate with a sliding or swinging gate to prevent unauthorized pedestrian access through the gate. Mr. Capo noted that the proposal would eliminate residents’ pedestrian access and might meet considerable community objection. He also requested that the keypad access system at the South Gate be disabled.

Mr. Capo requested that Landings South V submit a formal letter that included both requests.

**Landscaping Committee:**

Several topics were discussed.

- Ben Mayne, Chair, reviewed the history of pine removal on the “Treehouse Island.” Over the past three years, the pines have succumbed to pine borers, resulting in their death over time. The solution is to remove all of the pines, perform serious remediation of the existing turf that covers old pine stumps and roots and replant with new plantings. The estimated cost of this effort is between $20,000 and $25,000. These funds are not available in the 2008 budget, so work will be postponed until next year, although dead pine tree removal may continue.

- Mr. Mayne reported that he will attempt to save an oak tree whose root is damaging the roadway by cutting the root and hoping that the remaining roots will enable the tree to live. If unsuccessful, the tree will have to be removed.

- An issue was raised concerning maintenance of the plantings outside of the South Gate that were put in by Phillippi Landings. Mr. Capo said he would pursue the issue with Mr. Morris, of Phillippi Landings.

- Sylvie LeGuen expressed concern that continuing the existing stop and road signs with their “outdated” brown stain should be examined for change. She questioned who was responsible for Landings “aesthetics.” The Board took no action.

**Roads and Drainage Committee:**

Mr. Spelman, Chair, reported that work had been initiated on the 2008 resurfacing work. In response to questions from residents concerning which roads were selected for paving, he responded that there was a 15-16 year schedule that called for repaving roads based on life-expectancy. In response to two queries regarding specific roads, he indicated he would investigate the road conditions and take them into consideration for post-2008 consideration.

**Lakes Committee:**

Jerry McFadden, Chair, reported that a water main break on Rte 41 resulted in considerable sediment and other potential pollutants flowing into Lake #1. Samples have been taken for testing to determine if any remediation is required.

He also reported that the intermittent problem with electrical circuits on Lake #8 had been resolved.

**Public Relations Committee:**

Katy Leidel, Chair, reminded the Board that the annual “newcomers” party was scheduled for March 20 and encouraged all to attend with their partners. She further requested that members indicate their intention to attend by signing up in the Racquet Club.
Dee Ricapito showed a proposed sign for “Greenfield Crossing.”

**Old Business:**

*Landings Racquet Club Surveillance Monitoring.* Henry Rhodes reported that, subsequent to a joint meeting between the Boards of Directors of the LMA and LRC, an informal agreement had been reached whereby the LMA would install the ability to monitor the LRC surveillance cameras in the new Gatehouse subject to the execution of a release and indemnification agreement between the parties and LRC’s agreement to provide additional medical monitoring facilities such as “life alert.”

Mr. Spelman moved that: “Subject to execution of a release and indemnification by The Landings Racquet Club and the addition of other medical monitoring system(s), the LMA will include the ability to monitor the LRC’s video cameras in the new Gatehouse.”

Jack Jost, representing the LRC, indicated that the LRC Board had not reviewed the results of the joint board meeting and would take LMA’s position under consideration at their next meeting.

*Main Gate Reconstruction.* Mr. Bayles reported that a review of a preliminary design for the new Main Gate House would occur between certain members of the Board and the architect on Monday, March 10.

**New Business:**

*The Landings Handbook.* Mr. Bayles reported that there was a severe shortage of the current Landings Handbook and that it had to be reprinted. He requested that the LHA be able to include their Rules & Regulations as a part of the handbook, at LHA’s expense. He further stated that the reprint would occur after institution of the photo-id guidelines discussed above and a review by the Board and the LRC for potential content updates. The Board agreed to this proposal.

*New Gate Control Software.* Mr. Bayles further reported that a decision had been made to replace the existing (20 year old) and unsupported software controlling visitor and vendor access to The Landings before the demolition of the existing gatehouse. This will entail new questionnaires going out to all residents due to our inability to recover information from the existing system. These forms will be sent out following determination of the photo-id entrance requirements as discussed above.

**Adjournment**

There being no further business, on a motion by Larry Spelman, seconded and unanimously carried, the meeting was adjourned at 9:00 PM. The next meeting is scheduled for April 3 2008.

Respectfully submitted,

Richard U. Bayles, Secretary