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The Landings Management Association, Inc.
Minutes of the Annual Members Meeting
February 6, 2003

Call to Order

The meeting was called to order by President Larry Spelman at 7:00 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

Determination of Quorum

Present were Landings HOA, Landings Tree Houses, Carriagehouse 1, Carriagehouse 2, Landings South 1, Landings South 2, Landings South 3, Landings South 4, Landings South 5, Landings South 6, Landings South 7, Villas at Eagles Point, Bayview, Lakeview, Cloisters, Eagles Point 1, Eagles Point 2, Eagles Point 3, and Eagles Point 4 by their respective voting representatives, representing a total of 698 units. The Enclave at Eagles Point was not represented (4 units). Also present were Board Members Larry Spelman, Bob Capo, Fred Stanyer, Don Smally, Dee Ricapito Jerry McFadden, Eli Chatson and Ray Rakoff. Two hundred eleven of the seven hundred two were required to establish a quorum. A quorum was established. Also present were Jim Faix of Argus Property Management, Inc. and approximately 8 unit owners.

Confirmation of Proper Meeting Notice

The notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes. (A copy of the Proof of Notice Affidavit is attached hereto and made a part of these minutes as Exhibit A).

Appointment of Acting Secretary

A **motion** was made and second to appoint Jim Faix as Acting Secretary for the meeting. **The motion passed unanimously.**

Approval of Minutes of February 7, 2002

In the absence of objection, the minutes of the Annual Meeting of February 7, 2002 were approved as written.

Nominations and Elections of Directors:

Nominations — The following were nominated to be elected as directors: Ray Rakoff, Dolores Ricapito, Don Smally, and Larry Spelman. Larry Spelman asked if there were any additional nominations from the floor. Hearing none, nominations were closed.

Since there were five (5) candidates for the five (5) vacated positions, a **motion** was made by Calvin Owen, second by Patricia Decker to elect the slate by acclamation. The new board members who will serve a two-year term are Ray Raykoff, Dolores Ricapito, Don Smally, Larry Spelman and Fred Stanyer.

The motion passed unanimously.

Treasurer's Report

Bob Capo presented his treasurer's report by reporting that the Association had a higher than anticipated carryover of approximately \$41,000 in 2002. He also wanted to express his thanks to Walt Hammerling, Bob Salyers, and Jim Faix of Argus Property Management for the excellent job they have done these past months.

56
57 **President's Report**
58 Larry Spelman thanked each Board Member for the work they did on their respective
59 committees. He praised them all for their hard work and dedication to the community.
60
61 **Old Business**
62 None
63
64 **New Business**
65 None
66
67 **Adjournment**
68 The meeting was adjourned at 7:16 PM.
69
70 Respectfully submitted,
71
72
73 James M. Faix, Acting Secretary

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Landings Management Association, Inc.
Organizational Board Meeting
February 6, 2003
Landings Racquet Club, 5350 Landings Blvd.
Sarasota, Florida

7 **Call to Order:**

8 The Meeting was called to order by Larry Spelman at 7:17 PM at the Landings Racquet Club, 5350 Landings Blvd.,
9 Sarasota, FL.

11 **Determination of Quorum:**

12 Present were Larry Spelman, Fred Stanyer, Don Smally, Eli Chatson, Bob Capo, Dee Ricapito, Ray Rakoff and
13 Jerry McFadden consisting of a quorum. Ted Humphrey was absent. Also present was Jim Faix of Argus Property
14 Management, Inc.

16 **Proof of Meeting Notice:**

17 The notice of the meeting was posted in accordance with the Association bylaws and the Florida Statutes.

19 **Election of Officers:**

20 A motion was made by Fred Stanyer, second by Ray Rakoff to appoint the following as officers of the Association
21 until the next Annual Meeting and as authorized signers on the Association's bank accounts:
22

Board Term Expiration		
President	Larry Spelman	2005
Vice President	Fred Stanyer	2005
Secretary	Eli Chatson	2004
Treasurer	Robert Capo	2004

23
24 The motion passed unanimously.

25
26 **Reappointment of Committee Chairs:**

27
28 A motion was made by Eli Chatson, second by Bob Capo to reappoint the same board members as committee chairs
29 of their respective committees.

30
31 The motion passed unanimously.

32
33 **Adjournment**

34 The meeting was adjourned at 7:20 PM.

35
36 Respectfully submitted

37
38
39 James M. Faix
40 Acting Secretary

Previous
Minutes

**The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
February 6, 2003**

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5 **Call to Order**

6 The meeting was called to order by Larry Spelman at 6:30 PM at the Landings Racquet Club,
7 5350 Landings Boulevard, Sarasota, Florida.
8

9 **Determination of Quorum**

10 Present were Larry Spelman, Bob Capo, Dee Ricapito, Eli Chatson, Don Smally, Ray Rakoff,
11 Jerry McFadden and Fred Stanyer constituting a quorum. Ted Humphrey was absent. Also
12 present were Jim Faix of Argus Property Management, Inc. and 4 unit owners.
13

14 **Confirmation of Proper Meeting Notice**

15 The notice was posted in accordance with the Bylaws of the Association and requirements of
16 Florida Statutes.
17

18 **Appointment of Acting Secretary**

19 A **motion** was made and second to appoint Jim Faix as Acting Secretary for the meeting.
20 **The motion passed unanimously.**
21

22 **Approval of Minutes of January 2, 2003**

23 (Words underlined are additions, words with ~~strikethrough~~ are deletions.)
24

25 Page 2, Line 78

26 Correction of typographical error: She also would like to move ~~the move~~ the nautical pilings at
27 the entrance to a new location.
28

29 Page 2, Line 79

30 (A copy of the ~~Public Relations Committee report~~ Landings Eagle Newspaper Publications
31 Committee Appointments for 2003 is attached hereto and made a part of these minutes as
32 Exhibit B).
33

34 Hearing no objections, the minutes of the Board of Directors meeting of January 2, 2003 were
35 approved as amended.
36

37 Jim Faix of Argus Property Management was excused from the meeting while the following
38 motion was made:
39

40 A **motion** was made and second to give Jim Faix a belated Christmas Bonus of \$300.
41 **The motion passed unanimously.**
42

43 **President's Report**

44 The President reported that LMA received a letter from a store owner at the Landings Shopping
45 Center explaining the need for signage along US 41 to provide some identification of the small
46 shops in the shopping center. PetSmart, Office Depot, and Albertsons already have high
47 exposure.
48

49 A **motion** was made by Ray Rakoff, second by Don Smally that LMA will express no objection
50 to the installation of signage for the small shops provided that a rendition of the signage is
51 submitted and reviewed by a committee established for this purpose, and to appoint an ad-hoc
52 committee of Dee Ricapito and Jim Faix serve on this review committee.
53 **The motion passed unanimously.**
54

55 **Management Report:**

56 Jim Faix presented the Management report. (A copy of the Management report is attached
57 hereto and made a part of these minutes as Exhibit A.)

58
59 **Fence Replacement**
60 A discussion took place regarding the fence that separates the Landings from the marina that
61 was repaired following the storm on December 31, 2002. The repairs made are considered
62 temporary since the wood fence is severely dilapidated. The consensus of the board is to
63 entertain bids for alternate fencing or wall materials in order to replace the fence.
64
65 **Employee Raises**
66 A **motion** was made by Don Smally, second Fred Stanyer to give raises of 5% to employees
67 Richard Mayo and Ed Ciccolini retroactive to January 1, 2003.
68 **The motion passed unanimously.**
69 **Old Business**
70 None
71
72 **New Business**
73 None
74
75 **Adjournment**
76 The meeting was adjourned at 6:57 PM. The next meeting is scheduled for March 6, 2003.
77
78 Respectfully submitted,
79
80
81 James M. Faix, Acting Secretary