

1 **The Landings Management Association, Inc.**  
2 **Minutes of the Board of Directors Meeting**  
3 **April 5, 2012**

4  
5 **approved**

6 **Call to Order**

7 Henry Rhodes called the meeting to order at 7:05pm at the Landings Racquet Club, 5350 Landings  
8 Boulevard, Sarasota, Florida.

9 **Determination of Quorum**

10 Present were Henry Rhodes, William Whitman, Richard Bayles, Edgar "Larry" Lawrence, Jack Jost,  
11 Ronald DeAnna, Tara Lamb, James Bagley and Barbara Pendrell.

12 A quorum was present.

13 Presidents or representatives of Associations in attendance:

14	Nick Pocock Rep.	Treehouse
15	Bill Whitman	Landings Homeowners
16	Henry Rhodes	Landings South VI
17	Barbara Pendrell	Villas @ Eagles Point
18	Rudy Blohm	Landings South II
19	Patricia Decker	Landings South IV
20	Karl Maggard	Eagles Point I
21	Nate Richards	Cloisters
22	Robert Windom MD	Eagles Point IV

23 Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle*,  
24 Pedro Luis Perez, Nuevo Advertising group and twelve other residents.

25 **Confirmation of Proper Meeting Notice**

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

28 **Appointment of Acting Secretary**

29 A motion was made and seconded to appoint George Niel as Acting Secretary for the meeting. The  
30 motion passed unanimously.

31 On a motion by Richard Bayles seconded by Jack Jost the minutes of the March 1, 2012 regular Board  
32 meeting were unanimously approved as presented.

33 **President's Report**

34 The President then introduced Pedro Luis Perez, owner of Nuevo Advertising Group, who made a power  
35 point presentation **progress report regarding the completion of the first phase of the Landings**  
36 **website –the Requirements/Definition/Documents (RDD).**

37 The President reported that the Newcomers Reception was held on April 4, 2012 and was very successful.  
38 He stated that the next "workshop" board meeting has not yet been scheduled. The President then stated  
39 that he was working on an "Annual Planning Calendar" and that the Manager had given him a complete  
40 list of motions for 2011 and all of the motions so far for 2012.

41 Barbara Pendrell stated that the next Presidents **Council** meeting would be held sometime in October and  
42 had nothing else to report.

43 **Committee Reports:**

44 **Safety and Security**

45 William Whitman reported that the new lighting has finally been installed at the north and main entrances  
46 and has significantly increased the lighting at both entrances.

47 He further reported that the new Allegiance contract is now ready for final **review and** approval of the  
48 Safety & Security and Finance Committees. **The contract will be presented at next month's meeting**  
49 **for board approval.**

50 The Treehouses asked that the no parking sign at the end of Landing Drive be changed to allow parking  
51 during non- business hours. Nick Pocock, representing the Treehouses, was asked to put this in writing  
52 and present it to **Bill Whitman, Chair Safety and Security Committee.**

53 William Whitman also stated that the Safety and Security Committee was working on how to issue  
54 speeding tickets, an appropriate fining procedure, and also reviewing Landings speed limits.

55 The leaking fire hydrant that the County has been working on for the past two months was again  
56 discussed. Henry Rhodes **stated that Karl Maggard has already arranged a meeting with Nora**  
57 **Patterson, County Commissioner to discuss this item and several others.**

### 58 **Roads**

59 Ronald De Anna reported that the Manager had solicited an acceptable bid for four road repairs that have  
60 been completed. He asked the Manager what progress was made on the irrigation leak on Peregrine Point  
61 Drive caused by Verizon. The Manager reported that Verizon is researching which of their contractors  
62 caused the leak and will then take appropriate action.

### 63 **Strategic Planning/Public Relations**

64 Karl Maggard stated that since phase one of the website was now complete he would like to take the  
65 project to the next step, which would require release of \$5,000 of the \$10,000 in the 2012 budget for this  
66 project. It was his opinion that the \$5,000 would fund the delivery of the “marketing” component of the  
67 web site in a two to three month period. He also stated that the committee would be seeking three bids for  
68 the next phase.

69 After discussion Jack Jost made a motion seconded by Edgar “Larry” Lawrence to authorize the  
70 \$5,000 expenditure. Motion passed unanimously.

71 Karl indicated that Henry and Jack Jost would accompany him to the meeting with Nora Patterson  
72 scheduled for the following week.

### 73 **Landscape**

74 In the absence of Joseph Hennessy, the Landscape report is attached.

75 Ben Mayne former Landscape Committee Chairman asked to address the Board. He questioned the  
76 Board’s decision on changing its landscape contractor from Raber to Mills. He stated that in his opinion it  
77 was a mistake and asked for reconsideration. The Board’s reply was that the Landscape Committee and  
78 the Board labored over this decision for many months and felt that they all have done due diligence and  
79 their decision would remain unchanged. The Board also noted that if problems arise there is a 30 day  
80 escape clause.

### 81 **Lakes**

82 Edgar “Larry” Lawrence’s report is attached.

83 He also stated that the next pick up for the hauling program will be April 11, 2012 and that the hours have  
84 been reduced by ½ hour with the new hours being from 8:00am till 9:00pm. Because of reduced volume,  
85 the schedule may change to quarterly rather than every two months.

### 86 **Drainage**

87 Jack Jost reported that the drainage project at the intersection of Kestral Park Way N and Route 41 is well  
88 underway.

89 The Manager reported that he is now in the process of obtaining the necessary Bond for the project and  
90 should have it in the next few days. The Manager also stated that when he has the Bond he will submit all  
91 paperwork to Richard A. Styles, AICP, Senior Associate of Grimail Crawford, Inc., who will then get the  
92 ball in motion.

### 93 **Environmental**

94 In the absence of Jay Rock the environmental report is attached.

95 An owner then expressed her displeasure of the lateness of the garbage pickup schedule namely 5:00pm  
96 or later. Henry Rhodes, president, stated that he is aware of the problem and would be discussing it with a  
97 Nora Paterson to see if a definitive pickup schedule could be worked out.

98 **Aesthetics**

99 James Bagley stated that he was glad that the lighting project was completed and was a success. He then  
100 stated that he is working on a grooming program for the Nature Trail and is currently researching whether  
101 or not to cut out some large roots protruding from the trail path.

102 **Treasurers Report**

103 The Treasurer's report is attached to these minutes. The Treasurer's report will be filed for audit without  
104 objection.

105 Dick Bayles made the following motion which was seconded by Ronald DeAnna:

106 Moved that the Finance Committee may authorize, on a case by case basis, the write-off  
107 to Bad Debt of receivable amounts less than \$250 individually that arise from late fees  
108 and interest.

109 The motion passed unanimously.

110 .

111 **Old Business:**

112 Ronald DeAnna asked the Manager to check if our street sweeping company has included in their new  
113 contract the sweeping of the Eagles Point roads

114 Richard Bayles then presented to the Board a tree trimming proposal which is attached.

115 After discussion Richard Bayles made the following motion which was seconded by Jack Jost:

116 Moved (1) that a standard of a fifteen (15) feet clearance over the roadway be set as a  
117 standard for all roads in the Landings; (2) that the LMA is responsible for maintaining  
118 this standard for its roadway islands, Landings Boulevard, Landings Court, Kestral Park  
119 Way N and Kestral Parkway S; and (3) that all remaining areas are the responsibility of  
120 the individual Associations in The Landings.

121 The motion passed unanimously.

122 **New Business:**

123 The fox population was again discussed and everyone was reminded not to feed the foxes and Irwin Starr  
124 editor of *The Landings Eagle* was asked to mention it again in the next publication.  
125

126 **Follow Up Actions:**

- 127 • LMA Vehicles Rules & Regulations
- 128 • Ropes & Posts Issues with respect to other properties than those previously discussed.
- 129 • Keep Off the Grass Signs.
- 130 • Peregrine Point Drive irrigation repair

131 **Adjournment:**

132 Ronald DeAnna made a motion, seconded by Jack Jost to adjourn. The motion passed. The meeting was  
133 adjourned at 8:43pm.

134 The next regular meeting is scheduled for Thursday, May 3, 2012 at 7:00pm.

135 Respectfully submitted,  
136

137 George Niel, Acting Secretary

**George Niel**

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**From:** Joe Hennessy [josephhennessy@gmail.com]  
**Sent:** Thursday, April 05, 2012 12:50 PM  
**To:** Henry Rhodes; Sara Bagley  
**Cc:** george@argusmgmt.com; Joe Hennessy  
**Subject:** Landscape Update for 4/5 LMA Board

Henry - Again, sorry for being unable to attend. Outlined below are the key Updates:

- 1) Raber contract terminates 5/31, Mills contract begins 6/1
- 2) Palm on Perrigrine Point and another on Landings Blvd must be removed due to a non-treatable fungal disease
- 3) Committee is evaluating more advanced Palm care to protect approx. 109 specimen palms of the total approx. 209 palms

Joe

Sent from my iPad=

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Version: 10.0.1424 / Virus Database: 2113/4916 - Release Date: 04/05/12

## LMA Lakes Committee Report

April 5, 2012

- As mentioned at the last meeting, this is a particularly difficult time of year for algae growth because of the landscaping fertilization. This year is even more challenging due to the higher temperatures. We are making every effort to stay on top of the problem.
- Lake 5, Courthouse Lake, had lots of algae, but has been taken care of.
- Lake 1, North Lake, has some grasses which are to be cut next week. The control box and fountain nozzle are on order and will be installed shortly after they are received.
- Lake 3, Carriage Lake, - the new light fixtures and filter basket have been obtained and will be installed soon.
- Lake 9, Mayne Lake, has lots of dead plants. A quote for clean up has been requested from Aquegenix. Also residents have expressed that the mud shelf is unsightly. This is due to the low water level from the lack of rain.
- The power outage last week required that all the timers for the fountains and lights be re-set.
- The "ditch" between the houses on the south side of Kestral Parkway South cul-de-sacs and Pintail Way is to be sprayed next week to control the vegetation growth.

LMA Environmental Committee  
Report – April 5, 2012

To follow up on the work done by the Ecology and Environmental Project Team, formed as part of the Strategic Planning Process, I met with some of those who were involved, and learned about what was done in regard to the identified foci: lakes and drainage preventive maintenance; education; landscaping; and household hazardous waste disposal. Larry Fleming, Larry Lawrence and George Decker provided helpful background information, and perspective for future activity. A further meeting with Melody Oxarart confirmed a few major ideas and possibilities for further exploration.

Out of these meetings, I would recommend that Melody and I, with the help of other interested residents, and the use of available resource persons from Sarasota County, Selby Gardens, etc., prepare a thorough assessment of the environmental issues and potential projects that might address them, for discussion by the Board. I project that this work can be completed by September, 2012.

Our conversations also indicate that interested individuals are motivated to work on specific projects, but not to serve as members of a Committee. I further recommend that this mode of proceeding, by convening interested persons for particular tasks, be affirmed by the Board.

Respectfully submitted,

Jay T. Rock, Committee Convenor

**George Niel**

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**From:** Dick Bayles [rubayles@verizon.net]  
**Sent:** Thursday, March 29, 2012 10:41 AM  
**To:** Bill Whitman; Henry Rhodes; Jack Jost; Jim Bagley; Larry Lawrence; Olshansky, Norman; Ronald De Anna; rubayles@alum.mit.edu; Tara Lamb  
**Cc:** george@argusmgmt.com; Norman Olshansky; Nate Richards  
**Subject:** Treasurers Report  
**Attachments:** LMA 201202 Treasurers Report.pdf

Here it is.

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Dick B.

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No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 10.0.1424 / Virus Database: 2113/4902 - Release Date: 03/29/12

THE LANDINGS MANAGEMENT ASSOCIATION, INC.

TO: LMA Board of Directors  
FROM: R. Bayles *R Bayles*  
SUBJECT: Treasurers Report for Period Ending February 29, 2012  
DATE: March 29, 2012

**Results for Period Ending February 29, 2012:**

The only significant change in this month's forecast compared with last month is the reflection of the change to the budget to recast the \$40,000 "carryover" as a budgeted deficit, as approved at last month's meeting.

The Allegiance contract is not yet signed. When it is, the forecast will be recomputed and the total expense will drop from that shown in the attachment.

**Proposed Motion**

At its monthly meeting, the Finance Committee recommended that the following motion be made at the April board meeting:

"Moved that the Finance Committee may authorize, on a case by case basis, the write-off to Bad Debt of amounts less than \$250 individually that arose from late fees and interest."



The Landings Management Association, Inc.  
Forecast of Operations

Fiscal Year 2012

	2012		\$ Over Budget
	FORECAST	BUDGET	
<b>Income</b>			
5010 - Assessments	750,514	750,514	-
5012 - Assessment track C&D	16,259	16,259	-
5030 - Sales & Lease Fees	-	-	-
5040 - Other	-	-	-
5045 - Fines	1,500	1,500	-
5050 - Interest	2,500	2,500	-
5065 - Documents	-	-	-
5070 - Vehicle Decals	-	-	-
5080 - Carryover	900	900	-
<b>Total Income</b>	<b>771,673</b>	<b>771,673</b>	-
<b>Expense</b>			
7100 - Grounds			
7120 - Grounds Contract	39,790	39,790	-
7125 - Chemical Treatment	9,200	9,200	-
7130 - Landscaping	48,800	48,800	-
7140 - Tree Trimming	8,500	8,500	-
7145 - Sprinkler/Irrigation Contract	4,620	3,000	1,620
7155 - Sprinkler/Irrigation Repairs	9,000	9,000	-
<b>Total 7100 - Grounds</b>	<b>119,910</b>	<b>118,290</b>	<b>1,620</b>
7150 - Roads			
7160 - Road Sweeping	14,800	12,240	2,560
7165 - Road Repairs & Maintenance	50,000	50,000	-
7169 - Addition to Road Reserve	60,000	60,000	-
<b>Total 7150 - Roads</b>	<b>124,800</b>	<b>122,240</b>	<b>2,560</b>
7160 - Drainage			
7170 - Ditch Maintenance	10,000	10,000	-
7175 - Drainage	15,000	15,000	-
7178 - Storm Sewer Repair	10,500	10,500	-
<b>Total 7160 - Drainage</b>	<b>35,500</b>	<b>35,500</b>	-
7200 - Maintenance & Repairs			
7210 - Lighting Repairs	3,000	3,000	-
7215 - Lighting Supplies	500	500	-
7220 - Maintenance Supplies	4,000	4,000	-
7225 - Maintenance Man	26,738	26,738	-
7230 - Maintenance Truck	2,000	2,000	-
7235 - Wall Painting & Maintenance	-	-	-
<b>Total 7200 - Maintenance &amp; Repairs</b>	<b>36,238</b>	<b>36,238</b>	-
7300 - Lakes			
7320 - Lakes	10,000	10,000	-
7340 - Fountain Maintenance - Contract	1,800	1,800	-
7345 - Fountain Maintenance - Other	12,000	12,000	-
<b>Total 7300 - Lakes</b>	<b>23,800</b>	<b>23,800</b>	-

The Landings Management Association, Inc.  
Forecast of Operations  
Fiscal Year 2012

	2012		
	FORECAST	BUDGET	\$ Over Budget
7500 - Utilities			
7510 - Water/Sewer	600	600	-
7520 - Electric	55,000	55,000	-
Total 7500 - Utilities	55,600	55,600	-
7700 - Security			
7720 - Guardhouse Maintenance	3,000	3,000	-
7723 - Janitorial Service - Guardhouse	1,820	1,820	-
7725 - Security Main Gate	151,859	144,600	7,259
7730 - Roving Patrol	63,597	60,320	3,277
7735 - Security-Other	34,500	34,500	-
7740 - Gates-Maintenance	12,000	12,000	-
7745 - Signage & Miscellaneous	1,000	1,000	-
Total 7700 - Security	267,776	257,240	10,536
7750 - Insurance			
7760 - Insurance	15,381	14,355	1,026
7765 - Damage Claims	-	-	-
Total 7750 - Insurance	15,381	14,355	1,026
7800 - Administration			
7820 - Legal/Professional	7,500	7,500	-
7822 - Litigation Expense	2,695	25,000	(22,305)
7825 - Accounting Services	3,600	3,600	-
7835 - Fees, Dues, License	61	61	-
7840 - Income Tax	600	600	-
7870 - Management Fee	38,077	38,077	-
7880 - Office Supplies, Postage, etc.	4,000	4,000	-
7882 - Document Storage	2,160	2,160	-
7885 - Landings Eagle Newsletter	9,100	9,100	-
7886 - Communications	4,300	4,300	-
7887 - Strategic Planning & Pub. Rel.	12,750	10,000	2,750
7888 - Aesthetics	17,500	10,000	7,500
7890 - Bad Debt Expense	5,000	5,000	-
7892 - Property Tax	11	11	-
7895 - Contingency	10,000	10,000	-
Total 7800 - Administration	115,194	129,409	(12,055)
8000 - Natural Areas			
8010 - Nature Trail	-	-	-
8020 - Nature Preserves	-	-	-
8030 - Eagles Nest Area	-	-	-
Total 8000 - Natural Areas	-	-	-
C&D Accounts			
9050 - C&D Electric	300	300	-
9150 - C&D Insurance	300	300	-
9230 - C&D Landscaping	3,800	3,800	-
9240 - C&D Grounds Maint Contract	6,000	6,000	-
9250 - C&D Chemical Treatment	2,400	2,400	-
9280 - C&D Irrigation Maintenance	2,000	2,000	-

The Landings Management Association, Inc.  
Forecast of Operations  
Fiscal Year 2012

	FORECAST	2012 BUDGET	\$ Over Budget
9285 · C&D Drainage			
9290 · C&D Lighting Repairs & Supplies	250	250	-
9291 · C&D Road Repair & Maintenance	3,500	3,500	-
9300 · C&D Maintenance Supplies	150	150	-
9380 · C&D Administration	300	300	-
9390 · C&D Prior Year Deficit	-	-	-
Total 9000	19,000	19,000	-
Total Expense	813,199	811,672	3,687
Net Income	(41,527)	(40,000)	(3,687)



THE LANDINGS MANAGEMENT ASSOCIATION, INC.

To: LMA Board of Directors  
From: Bill Whitman  
Date: February 2, 2012  
Subject: Tree Trimming Project

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The following documents the results of a meeting in September 2011, the purpose of which was to answer the following questions:

1. Is there an existing problem related to encroachment of trees overhanging Landings roadways?
2. Who sets the standards that should govern tree trimming within The Landings and who is responsible enforcement?
3. Which Landings areas should be subject to trimming guidelines and who is responsible for paying for the required trimming?
4. What standards should be set for selecting a contractor or contractors to perform the required trimming?

Attending the meeting were members Barbara Pendrell, Nick Poccock, Joe Hennessy, Jim Bagley, Norm Olshansky, Charles Alario and Dick Bayles (by telephone) and George Niet of Angus Property Management.

All parties agreed that

- Tree overhang can be a safety issue and that a liability may exist if emergency vehicles are unable to reach certain areas of the Landings without possible damage to the vehicle.
- The LMA should set a standard for road clearance and consider county and Federal regulations with regard to height over the roadway.
- A single licensed contractor should be used to ensure consistency across all areas and provide the potential for economies of scale.

Further, it was proposed that LMA should be responsible for high density traffic areas used by residents from all areas of The Landings, specifically:

Roadway islands  
Landings Boulevard  
Landings Court  
Kestral Park Way N  
Kestral Park Way S

All remaining locations would be the responsibility of the individual Associations with trees that do not meet the LMA guidelines.

The committee was divided on whether the LMA should undertake to perform the required trimming and rebill the individual associations or whether the associations should undertake the effort individually and on their own schedule but using the contractor selected by the LMA.