

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**April 3, 2008**

**Call to Order**

Bob Capo called the meeting to order at 7:01pm at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

**Determination of Quorum**

Present were Bob Capo, Dee Ricapito, Henry Rhodes, Larry Spelman, Katherine (Katy) Leidel, Jerry McFadden, William Whitman and Richard Bayles, constituting a quorum. Dennis Ziemann joined the Board after being appointed to fill the vacancy created by John Newcomer's resignation, which was read during the President's report. Also present were George Niel of Argus Property Management, Inc., Jack J. ~~Kagan~~ Kahgan of *The Landings Eagle*, and seven 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.

**Appointment of Acting Secretary**

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

**Approval of Minutes of March 6, 2008 Board Meeting**

There were five corrections:

Additions by underline and deletions by ~~strikethrough~~.

Line 40 ~~formerly associated~~ Yancheck/Crane

Line 48 ~~their~~ both

Line 57 ~~photo ids~~ photo-IDs

Line 58 ~~8 to 1.~~ 8 to 1 (no period)

Line 109 ~~Gatehouse.~~ Gatehouse." (Parentheses added)

Upon the corrections being made Larry Spelman made a motion seconded by Henry Rhodes to accept the March 6, 2008 minutes. Motion passed unanimously.

**President's Report:**

The President reported that Fritz ~~???~~ Drybrough had passed away this afternoon and that a memorial service was being planned.

The President then gave the Manager an executed copy of the RELEASE AND INDEMNITY from LRC (Landings Racquet Club) to LMA (Landings Management Association) for the CCM (Closed Circuit Monitoring Device).

**Treasurer's Report:**

The Treasurer's Report is attached as Exhibit "A".

The Treasurer also stated that he had added a new line item to reflect the investment of the new Access Control Software.

**Safety and Security Committee:**

63 Bill Whitman reported that the Manager had sent out fifty-three (53) speeding violation letters and that 51 have  
 64 complied with the request made in the violation letter. The two who did not comply will have a hearing date set for  
 65 formal action which may include a monetary fine.

66  
 67 A discussion arose about the 15MPH zones and it was decided that there was a need for more 15MPH signs.

68  
 69 Bill Whitman then reported that there have been many favorable comments concerning the recent personnel changes  
 70 at the guardhouse.

71  
 72 Bill Whitman then turned the Safety and Security Committee report over to Richard Bayles who is in charge of  
 73 having the new security software purchased and installed. He gave a lengthy and detailed accounting of the process.  
 74 He also reported that the old system was now failing and will not accept downloads of new bar-code stickers which  
 75 will require owners to pass through the visitors gate. Larry Spelman then made a motion seconded by Bill Whitman  
 76 to suspend the Photo-ID requirement [for non-vendors](#) until further notice. Motion passed unanimously.

77  
 78 Richard Bayles also reported that the old Gate House is scheduled to be razed mid-June and a temporary structure  
 79 will be in place until the new Gate House is replaced ~~sometime in~~ [by](#) late September 2008.

80  
 81 Richard Bayles then reported that he had solicited three bids for the new gatehouse software and asked the Board's  
 82 approval to purchase the software, [hardware and related implementation services at a cost](#) -not to exceed \$20,000.00.  
 83 [This project was originally budgeted at \\$18,000.](#)

84  
 85 Henry Rhodes then made a motion to give Richard Bayles the authority to purchase the ~~software~~ [software, hardware](#)  
 86 [and related implementation services](#). Bill Whitman seconded the motion. Motion passed unanimously.

87  
 88 **-Landscape Committee:**

89  
 90 [In the absence of Ben Mayne, Landscape Chairman,](#) ~~the President~~ [gave the following landscape report in the](#)  
 91 [absence of Ben Mayne, the Landscape Chairman:](#)

92  
 93 ~~He~~ reported that Ben ~~Mayne~~ had told him that everything was going as planned.

94  
 95 **Roads and Drainage Committee:**

96  
 97 Larry Spelman then reported that he had two contracts from John Minder for the engineering of the 2008 road  
 98 paving project. One contract was in the amount of \$34,568.00 and the second in the amount of \$26,266.00. A  
 99 discussion then arose concerning the fact that only one bid was received for each project and it was decided that in  
 100 the future at least two bids would be solicited. Larry Spelman then made a motion seconded by Richard Bayles to  
 101 give the President authority to sign the two contracts. ~~The M~~ [motion](#) passed unanimously.

102  
 103 Henry Rhodes then made a motion to obtain two bids on any project that would exceed \$15,000.00. Katherine  
 104 (Katy) Leidel seconded the motion. The motion failed on a vote of four (4) in favor and four (4) against. Henry  
 105 Rhodes, Katherine (Katy) Leidel, Bill Whitman and Jerry McFadden voted in favor and Richard Bayles, Bob Capo,  
 106 Dolores (Dee) Ricapito, and Larry Spelman voted against.

107  
 108 Larry Spelman then opened a discussion concerning the cleaning of debris from the swale North of Pintail ~~W~~ [way](#);  
 109 he reported that the Manager had received an estimated bid of \$7,600 (within 15% accuracy). After discussion Larry  
 110 Spelman then made a motion seconded by Bob Capo to have the swale cleaned of debris. Motion passed  
 111 unanimously.

112  
 113 **Lakes Committee:**

114  
 115 Jerry McFadden reported that there were several lights not operating on the fountains and that he had called  
 116 Aquagenix to make the repairs.

117  
 118 **Public Relations Committee:**

119  
 120 Katherine "Katy" Leidel reported that the Newcomers Party was a success, twenty-five ~~25~~ out of approximately  
 121 sixty ~~(60)~~ attended.

122 |  
123 | **Old Business:**

124 | The President reported that because of personal reasons John Newcomer had resigned from the Board but would  
125 | stay on the Safety and Security Committee.

127 | The President then recommended to the Board to appoint Dennis Ziemann to serve out the remainder of John  
128 | Newcomer's term. After discussion, Bill Whitman made a motion seconded by Henry Rhodes to approve the  
129 | President's recommendation. The Motion passed unanimously. Dennis Ziemann was then seated on the Board.  
130 | A motion was made and seconded that authorized the retention of a consultant to recommend to the Board the  
131 | actions to be taken with respect to the remediation of the Eagles Nest Area. The motion passed unanimously.

132 |  
133 | Howard Feltman reported that there was concern that the 330 foot area around the Eagles eagles' Nest-nest was  
134 | being compromised. After a lively discussion, Larry Spelman made the following motion:  
135 |

136 | That a sign with the following verbiage be placed at the gate entrance to the PreserveEagles Nest Area:

137 |  
138 | "Temporally, we request that no one enter this area prior to June 1, 2008."  
139 |

140 |  
141 | Richard Bayles seconded the motion.

142 |  
143 | The motion passed five (5) to four (4).  
144 |

145 | The Directors voting in favor were, Larry Spelman, Bob Capo, Richard Bayles, Katherine "Katy" Leidel and Dennis  
146 | Ziemann.

147 |  
148 | The Directors voting no were, Henry Rhodes, Dolores "Dee" Ricapito, Bill Whitman and Jerry McFadden.  
149 |

150 | **New Business:**

151 |  
152 | Bob Capo announced that an owner would like to make a proposal on a walking plan and turned the floor over to  
153 | Gary Warren.

154 |  
155 | Mr. Warren stated that he was an ardent walker and had measured off a 4.1 mile walking path which covered almost  
156 | all of "The Landings". He then asked the Board for approval of placing six (6) six-inch arrows on the Association's  
157 | roadways approximately 150-200 feet apart marking ~~off the beginning and end of~~ the 4.1 mile trail. A discussion  
158 | then took place which included a suggestion to use different colored arrows which would allow someone wanting to  
159 | go half of the 4.1 miles to be able to do so. It was then decided to publish the suggestion in "The Landings Eagle" in  
160 | order to allow owner input at the next Board meeting so that the Directors can make an informed decision.

161 |  
162 | The Gate House Reconstruction was discussed during the Safety and Security Committee Report.

163 |  
164 | **Adjournment**

165 |  
166 | There being no further business, on a motion by Henry Rhodes and seconded by Jerry McFadden the meeting was  
167 | adjourned at 9:05pm. The next meeting is scheduled for May 1, 2008.

168 |  
169 | Respectfully submitted,

170 |  
171 |  
172 | George Niel, Acting Secretary