

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

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5 **Call to Order**  
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7 Bob Capo called the meeting to order at 7:04 PM at the Landings Racquet Club, 5350 Landings Boulevard,  
8 Sarasota, Florida.  
9 |

10 **Determination of Quorum**  
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12 Present were Bob Capo, Dee Ricapito, Richard Bayles, Henry Rhodes, Larry Spelman, Katherine (Katy) Leidel, Bill  
13 Whitman, and John Newcomer, constituting a quorum. Also present were George Niel of Argus Property  
14 Management, Inc., Irwin Starr of *The Landings Eagle*, Ben Mayne (-Landscape Chairman) and two property owners.  
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16 **Confirmation of Proper Meeting Notice**  
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18 The notice was posted in accordance with the Bylaws of the Association and requirements of  
19 Florida Statutes.  
20 |

21 **Appointment of Acting Secretary**  
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23 A motion was made and seconded to appoint George Niel as Acting Secretary for the meeting. The motion passed  
24 unanimously.  
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26 **Approval of Minutes of December 6, 2007 Board Meeting**  
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28 On a motion by Larry Spelman seconded by Dolores (Dee) Ricapito and there being no objection, the reading of the  
29 December 6, 2007, minutes was dispensed with.  
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31 **President's Report:**  
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33 The President stated that there was some "~~H~~ouse-~~k~~eeing" concerning a motion about the Eagles Nest area that  
34 was approved by the Board at ~~their~~-the June 1<sup>st</sup>, 2006, meeting that needed to be corrected. After discussion the  
35 following motion was made by Larry Spelman:  
36 |

37 "Moved that:  
38 |

- 39 1. The motion approved by the Board at their meeting dated June 1, 2006 concerning the drainage problem  
40 at the Eagles Nest area is hereby annulled, and  
41 2. The President shall appoint a committee to be chaired by such person as he shall select, which shall also  
42 include one or more members of the LMA Board together with an additional member from the Landings  
43 Homeowners Association, and any other person ~~or~~-with professional expertise that the President shall  
44 select. The purpose of the committee so appointed shall be to explore drainage correction alternatives in  
45 the Eagles Nest area and to submit a written report of progress to the LMA Board within six months."  
46 |

47 Dick Bayles, seconded the motion. The motion passed unanimously.  
48 |

49 **Treasurer's Report:**

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51 The Treasurer reported that there were no significant changes since last month's report given the early meeting date  
52 and the fact that that the books for 2007 have not yet been ~~officially~~ closed.

53

54 **Safety and Security Committee:**

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56 Bill Whitman reported that the results of the "~~Radar-radar~~ Gungun" survey had been turned over to the Enforcement  
57 Committee for their review and recommendations. He also reported that Allegiance, the Association's Security  
58 Company, had been directed to —"~~Beef-beef~~ Upup" their challenging efforts because of numerous complaints by  
59 owners of visitors being given unauthorized access to "~~The Landings.~~"

60 The President reported that there was a stop sign at Monte Carlo Drive and Shores Drive that had been removed  
61 during the construction of the new Phillippi Condominiums and needed to be replaced. The Manager stated that he  
62 would have the stop sign erected.

63

64 **Landscaping Committee:**

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66 Ben Mayne's report is attached as Exhibit "A." ;

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68 **Roads and Drainage Committee:**

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70 Larry Spelman stated that he had no report this month.

71

72 **Lakes Committee:**

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74 The President reported that Jerry McFadden had called him stating that there were no problems with the  
75 Association's lakes. Dick Bayles commented that there was significant aquatic plant content in the North Lake (lake  
76 1).

77

78 **Public Relations Committee:**

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80 Katherine (Katy) Leidel and Dolores "Dee" Ricapito reported that the "Tribute to Bob Greenfield" was well under  
81 way and that a ~~Brass-brass~~ Eagle-eagle was being acquired ~~approximately 10 X 12 inch which~~ that will be designated  
82 as either a "Resident Award" or as a "Bob Greenfield Award." A discussion arose that this was not to be considered  
83 an "~~Annual-annual~~ Awardaward." ~~It~~ It is an award that will be given to someone who has demonstrated many years of  
84 dedicated service to "~~The Landings.~~"

85

86 -A discussion then arose about the naming of an island after Bob Greenfield. Henry Rhodes then made a motion  
87 seconded by Dick Bayles to name island # 2 the "Bob Greenfield Island." Motion passed unanimously.

88

89 **Old Business:**

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91 The "~~Indemnification-indemnification~~ Agreementagreement" Jack Jost had presented at the December 6th, 2007  
92 Board meeting with respect to monitoring of the LRC video cameras by the Main Gate was again discussed, ~~and~~  
93 Larry ~~Spelmen-Spelman~~ then passed out to each Board member a "~~Release-release~~ and ~~Indemnity-indemnity~~"  
94 agreement (attached as Exhibit "B") -that he and John Newcomer (both retired attorneys) had authored at the  
95 Board's request at the December meeting. After a lengthy discussion, the issue was tabled until the Board's March  
96 2008 meeting.

97 |

98 | **New Business:**

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100 | There was no new business.

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102 | Jack Kahgan one of the two owners present then asked for and was given the floor to speak about communications.

103 |

104 | Dolores "Dee" Ricapito told Jack Kahgan of the many means of communication that already ~~is~~ are available within  
105 | ~~"The Landings,"~~ such as, but not limited to, ~~"The Landings Eagle,"~~ ~~and~~ the bulletin board at the main entrance and  
106 | the local association bulletin boards.

107 |

108 | The Manager also told him of the Argus web site for The Landings ~~"The Landings"~~ and to contact him with any  
109 | information that he would like posted on that web site.

110 |

111 | Sharon Goldman, one of the Directors from Landings South II had some landscaping questions which were  
112 | answered in a satisfactory manner by Ben Mayne, the Association's Landscape Chairman.

113 |

114 | Sharon Goldman then asked if she could have any shrubbery, etc., ~~which,~~ that would be otherwise ~~will~~ be  
115 | discarded by LMA to be used by her Association, ~~---~~ Landings South II. Permission was granted and George Niel,  
116 | who also manages Landings South II, stated that he would make the necessary arrangements with LMA's  
117 | landscaper and Landings South II's landscaper.

118 |

119 | Adjournment

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121 | There being no further business, on a motion by Henry Rhodes and seconded by Dick Bayles the meeting was  
122 | adjourned at 8:15 PM. The next meeting is scheduled for February 3, 2008.

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124 | Respectfully submitted,

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126 |

127 | George Niel, Acting Secretary