

**The Landings Management Association, Inc.  
Minutes of the Board of Directors Meeting  
April 5, 2007**

**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, Dolores (Dee) Ricapito, Bill Whitman, Dick Bayles, John Newcomer, Henry Rhodes, Larry Spelman and Katherine (Katy) Leidel constituting a quorum. Also present was George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle*, Ben Mayne Chairman of the Landscape Committee and about fifteen homeowners.

**Confirmation of Proper Meeting Notice**

The notice was posted in accordance with the Bylaws 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 1, 2007 Board Meeting.**

On a motion by Larry Spelman and seconded by Dick Bayles the minutes were unanimously accepted.

**President's Report:**

The president reported that it was ~~Dick Morris~~ Robert Morris who was instrumental in putting in the landscaping which softened the appearance of the fence between the car dealership and The Landings.

Formatted  
Formatted

Bob Green an owner at The Landings asked about the drainage problem and the President told him that the drainage issue was in the hands of the Drainage Committee.

**Treasurer's Report:**

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

The President acknowledged that the large turnout of owners was to again discuss the "Speed Bumps".

The following are some of the owners who asked and were given permission to speak on the issue:

Bob Greenfield, Stan Williams, William Meyers, and Paula Clemow

Negative and positive views were discussed.

During the discussion it became apparent that there were two distinct issues:

- The "Speed Bumps" at the gates and
- The "Driving Habits" of some of the owners and others within the community.

Formatted: Bullets and Numbering

Larry Spelman then made the following motion:

~~M~~oved that the speed bumps at the gates as presently constituted be removed immediately, it not being the intension of this motion to preclude the installation of lesser obtrusive bumps at the gates in the future.

Dolores (Dee) Ricapito seconded the motion.

A discussion followed after which the President called for a vote.

The motion passed five (5) to three (3).

A discussion followed concerning the driving habits of the owners and others within the community.

65 A question was raised if the County Sheriff could make random checks within the community. However it was explained that  
 66 because The Landings does not have approved signage, the Sheriff's Department would not patrol the community.  
 67

68 It was then decided that Allied ~~Security-Protective Services at sometime in the near future~~ would start using the community's  
 69 radar gun to enforce the speed limit in the community ~~sometime in the near future~~.  
 70

71 Irwin Starr suggested that the Sheriff's Department be contacted to find out if they would lend the Association an un-used patrol  
 72 car to be parked occasionally around the community. No action was taken.  
 73

74 Truman Menefee was thanked for the information he provided to the Board concerning "Speed Signs".  
 75

#### 76 **Committee Reports:**

#### 77 **Safety and Security:**

78 This committee report was just extensively discussed.  
 79

#### 80 **Landscaping Report:**

81 Ben Mayne reported that approximately \$20,000.00 has been spent on refurbishing the communities islands and the new planting  
 82 were of plantings that would not become as tall as some of the previous landscaping.  
 83

84 He also reported that the new irrigation company, Hostetler Irrigation, had found many problems with the irrigation system and  
 85 were repairing the problems. Some of those problems were caused by Verizon and will invoice those repairs separately so that we  
 86 will be able to recover those costs from Verizon.  
 87

88 Ben Mayne said that he was going to ask Allied ~~Security-Protective Services that while they are doing their patrolling if they see~~  
 89 ~~that they report them to him~~ any irrigation/lighting problems ~~that they see -while they are doing their patrolling that they report~~  
 90 ~~them to him~~.  
 91

92 Ben Mayne reported that as soon as we get a bid from Merle Raber for the mowing of the Nature Trail we would be canceling  
 93 our present contract with United Lawn Services.  
 94

95 Sylvie LeGuen reported that vendors were using a gate code to exit The Landings; Bill Whitman said that he would have the  
 96 code changed.  
 97

#### 98 **Roads and Drainage Committee:**

99 Larry Spelman reported that he had a contract from Minder in the amount of \$41,000.00 to do the engineering for the re-paving  
 100 of the North Gate area.  
 101

102 Larry Spelman then made a motion to have the President sign the contract, Dick Bayles seconded the motion.  
 103

104 On the question, the lack of getting other bids was discussed and it was decided to continue to use Minder for the engineering and  
 105 Mariotti Paving for all roadwork at The Landings. They work well together and the Association has never had a problem with  
 106 their work along with the fact that the small jobs The Landings require make it very difficult to find other bidders.  
 107

108 Larry Spelman reported that he had a call from an owner concerning a drainage problem. After a discussion it was decided that  
 109 he and the Manager would go to the site and evaluate the problem  
 110

#### 111 **Lakes Committee:**

112 In the absence of Jerry McFadden there was no lake committee report.  
 113

#### 114 **Nature Trail:**

115 Other than changing the mowing contractor there was nothing else to report.  
 116

#### 117 **Public Relation Committee:**

118 Katherine (Katy) Leidel reported that the new "Wooden Eagle" that Earl Morgosh carved at "~~No Chargecharge~~" to the  
 119 Association was now in place at West side of the main gate to The Landings.  
 120

121 Katherine (Katy) Leidel thanked the Health Department for their services concerning the cases of Legionnaire's Disease  
 122  
 123  
 124  
 125  
 126  
 127  
 128

129 | ~~at~~ The Landings.

130

131 | **Old Business:**

132

133 | None.

134

135 | **New Business:**

136

137 | There was no new business discussed.

138

139 | **Adjournment:**

140

141 | The meeting on a motion by Henry Rhodes and seconded by Dick Bayles was adjourned at 8:38 PM. The next meeting is  
142 | scheduled for May 3, 2007 @ 7:00PM.

143

144 | Respectfully submitted,

145

146

147 | George Niel, Acting Secretary

148