

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **August 2, 2007**
4

5 **Call to Order**

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7 Bob Capo called the meeting to order at 7:00 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, Dolores (Dee) Ricapito, Bill Whitman, Dick Bayles, John Newcomer, Katherine (Katy)
13 Leidel, Jerry McFadden and Larry Spelman constituting a quorum. Also present were George Niel of Argus
14 Property Management, Inc., Irwin Starr of *The Landings Eagle* and one homeowner.
15

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 Florida Statutes.
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20 **Appointment of Acting Secretary**

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22 A motion was made and seconded to appoint George Niel as Acting Secretary for the meeting. The motion passed
23 unanimously.
24

25 **Approval of Minutes of June 7, 2007 Board Meeting**

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27 On a motion by Dick Bayles and seconded by Bill Whitman the minutes were unanimously accepted.
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29 **President's Report:**

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31 The President reported that a vehicle ran into and overturned at the first island located at the entrance off Route 41.
32 The estimated damages are approximately \$929.~~4900.~~ The driver was identified as a resident of "The Landings",
33 and will be sent a bill for the damages.
34

35 The President also reported that Jack Jost was making progress on the proposal to solve the drainage problem in the
36 Landings Nature Area. A final route from the area to Kestral Way South was selected for the new pipe that would
37 not interfere with existing underground utilities. Jack Jost is requesting bids for the additional engineering and
38 construction so that he may present a final plan to the Board. The president also stated that Jack Jost deserves much
39 credit for all of the work he has done in solving this problem.
40

41 The President stated that Larry Fleming, a Board member of "Landings South II", was working with the County in
42 order to secure a grant to enhance the vegetation at the "Landings South II" lake. He also stated that he had
43 informed Larry Fleming that "~~Landings Management~~the LMA" was ~~only~~ responsible only for the quality of the
44 water in that lake.
45

46 The President then passed out to each Board member present, a recorded copy of a Certificate of Amendment to
47 Bylaws of The Landings Management Association Inc. This Amendment empowers the Association to levy fines.
48 After a discussion it was decided that in the near future the Board would appoint a Covenants Enforcement
49 Committee ~~who that~~ will have the authority to determine if someone is in violation of the Association's Covenants.
50 The member(s) of this committee may also be members of the Board of Directors. The Board would also need to
51 appoint a Hearing Committee and its members may not be members of the Board of Directors. Upon request by the
52 Covenants Enforcement Committee, ~~t~~They will have the authority to levy fines ~~to anyone that the Covenants~~
53 ~~Enforcement Committee~~ it has found in violation of the Association's Covenants.

54 Bill Whitman stated that he would recommend members for the committee at a future meeting.
55

56 **Treasurer's Report:**

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58 The Treasurer reported that after reviewing Mariotti's paving proposal, ~~he determined that there would be no~~
 59 ~~change~~ the increase in the Road Maintenance budget contemplated in his "Rolling Forecast" sent earlier to members
 60 of the Board were high and a new forecast would be available next month that would remove much of the
 61 uncertainty in the forecast prepared prior to the August meeting. He forecasted that the budgeted expense for Nature
 62 Trail maintenance would be reduced based on the change in vendor and that the Eagles Nest Area remediation
 63 expense would probably be deferred to next year, given the projected time frame for a solution to the drainage
 64 project.

65

66 **Committee Reports:**

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68 **Safety and Security:**

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70 Bill Whitman said that the accident at entrance to "The Landings" was discussed earlier in the meeting. He also
 71 reported that he had received some complaints about the trash haulers and their presence on the property before 8:
 72 00 AM. After a discussion, it was determined it would be difficult to dictate to the County when they should
 73 schedule their pickups. No action was taken.

74

75 **Landscaping Report:**

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77 Ben Mayne E-mailed the following landscape report:

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79 The dead bamboo on Starling Drive adjacent to the fence along the property line by the Phillippi Harbor Club ~~we~~
 80 will be replaced at a cost of \$600.00. A small dead oak tree in that area will be removed at the same time.

81

82 **Roads and Drainage Committee:**

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84 Larry Spelman reported that he had received Mariotti's 2007 paving bid and after conferring with Don Smally was
 85 glad to report that the bid was much lower than expected. However there is one ~~caveat~~ caveat — the three ~~Traffic~~
 86 ~~Loops~~ loops which if needed to be altered would add an additional \$1,800.00 to Mariotti's bid. He also
 87 reported that the work would be accomplished between 9:00PM and 6:00AM in two days. The ~~evening and~~
 88 ~~morning~~ nighttime hours were chosen because of the amount of commercial traffic on that roadway.

89

90 Larry Spelman then made the following motion:

91

92 ~~He moved~~ Moved that the Board ~~to~~ accept Mariotti's proposal and authorize Bob Capo to sign the
 93 proposal and that John C. Minder should write a more detailed contract between all parties (John C.
 94 Minder, Mariotti and Landings Management) and that the Board approve the signing of that detailed
 95 contract.

96

97 Dolores (Dee) Ricapito seconded the motion. ~~On the question~~ The motion was unanimously approved.

98

99 **Lakes Committee:**

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101 Jerry McFadden reported that ~~lake~~ Lake number 1 was still being cleaned and that the lily pads been removed. The
 102 fountain in the ~~West~~ west end of the lake was now working but the problem causing it to periodically malfunction
 103 was still not determined and that ~~sometime in the future~~ the motor may need to be replaced sometime in the future.

104

105 **Public Relation Committee:**

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107 -Katy Leidel gave the following report:

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109 ~~She reported that~~ The guards at the front gate are allowing persons who have not been ~~given~~ allowed entrance to
 110 The Landings without specific permission for a particular date and time ~~or and who are not~~ without being on the

111 | ~~owner's fixed-permanent list, entrance to "The Landings"~~. After a discussion, Bill Whitman said that he would
112 | address this issue with Allied ~~Security~~Protection Services.
113 |

114 | **Old Business:**

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116 | Larry Spelman then opened a discussion concerning the line painting as a directional tool to enable guests to find the
117 | Racquet Club. The Manager reported that he had secured two bids for the painting and after a discussion it was
118 | determined that both bids (more than \$2,000) were in excess of what should be paid for this directional tool. Larry
119 | Spelman then made a motion that, when it would be time to re-paint the white lines, they should be painted blue.
120 | Dolores (Dee) Ricapito seconded the motion. On the question, Irwin Starr of "*The Landings Eagle*" voiced a safety
121 | concern by changing the white line to a blue line. The President then called for a vote, the motion failed with a six to
122 | two vote against changing the white line to blue.
123 |

124 | **New Business:**

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126 | None.

127 |

128 | **Adjournment:**

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130 | The meeting on a motion by Dick Bayles and seconded by Dee Ricapito was adjourned at 7:55 PM. The next
131 | meeting is scheduled for September 6, 2007 @ 7:00PM.

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133 | Respectfully submitted,

134 |

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136 | George Niel, Acting Secretary