

Exception
for [unclear]

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
June 5, 2003

1
2
3
4
5 **Call to Order**

6 The meeting was called to order by Larry Spelman at 7:00 PM at the Landings Racquet Club, 5350 Landings
7 Boulevard, Sarasota, Florida.

8
9 **Determination of Quorum**

10 Present were Larry Spelman, Ted Humphrey, Bob Capo, Don Smally and Ray Rakoff constituting a quorum. Dec
11 Ricapito, Eli Chatson, Jerry McFadden and Fred Stanyer were absent. Also present were Jim Faix of Argus
12 Property Management, Inc. and 5 homeowners.

13
14 **Confirmation of Proper Meeting Notice**

15 The notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

16
17 **Appointment of Acting Secretary**

18 A motion was made and second to appoint Jim Faix as Acting Secretary for the meeting.

19 The motion passed unanimously.

20
21 **Approval of Minutes of May 1, 2003 Board of Directors Meeting**

22
23 Hearing no objections, the minutes of the May 1, 2003 Board of Directors Meeting were approved.

24
25 **President's Report**

26 Larry Spelman reported that there would be no July meeting. He also reported that he inquired about the question of
27 having under age operators of gas-powered scooters being operated in The Landings. He inquired with the
28 insurance company and they said that the Association is covered should an accident occur. With that information he
29 saw no need to contact the Association's attorney for the same question.

30
31 A motion was made by Ted Humphrey, second by Don Smally to rescind the motion from the prior meeting to
32 request an attorney's opinion on this matter.

33 The motion passed unanimously.

34
35 **Discussion Regarding South Gate Operating Hours**

36 A discussion took place regarding the proposed operating hours of the south gate to match that of the north gate
37 Marion Branick, President of Landings South V and Mr. and Mrs. Richard Wolfe expressed their concerns regarding
38 security issues by extending the gate hours of operation. It was agreed that the issue would be reviewed at the
39 October meeting of the Board after sending a letter to the presidents of neighboring associations.

40
41 **Treasurer's Report**

42 Bob Capo presented the Financial Report. So far, the Association is approximately \$33,000 ahead of budget,
43 however, no funds have yet been disbursed to the paving contractor. Landscaping is a little over budget for this time
44 of the year.

45
46 **Management Report:**

47 Jim Faix presented the Management report. (A copy of the Management report is attached hereto and made a part of
48 these minutes as Exhibit A.)

49
50 A discussion was held to review bids received to convert the existing transmitter operated gates to bar code operated
51 gates. The low bidder was from Bennett Security at \$33,893. After discussion, the consensus of the board is that
52 this is something that they would like to have installed, but will wait till the last quarter of the year to make their
53 decision. This topic will be discussed again at the November meeting.

54
55 **Safety and Security Committee**

56 Ray Rakoff presented the Safety and Security Committee report. All has been quiet in the in the community. He is
57 also looking for volunteers to help with the speeding within the community. (A copy of the Safety and Security
58 Committee report is attached hereto and made a part of these minutes as Exhibit B).

59

60 **Landscape Committee**

61 No report.

62

63 **Roads and Drainage Committee**

64 Don Smally reported that there has been an equipment delay followed by a weather delay. Now that the roads have
65 been milled, paving should start on June 9.

66

67 **Lakes Committee**

68 No report

69

70 **Nature Trail**

71 No report.

72

73 **Public Relations Committee**

74 No report.

75

76 **Old Business**

77 None

78

79 **New Business**

80 None

81

82 **Adjournment**

83 The meeting was adjourned at 7:55 PM. The next meeting is scheduled for August 7, 2003.

84

85 Respectfully submitted,

86

87

88 James M. Faix, Acting Secretary