

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
September 7, 2006

Call to Order

Bob Capo called the meeting to order at 7:02 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

Determination of Quorum

Present were Bob Capo, Dee Ricapito, Bill Whitman, Dick Bayles, Jerry McFadden and Fred Stanyer constituting a quorum. Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The Landings Eagle* and three property owners.

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 August 3, 2006 Board Meeting

Line 31 should have read, “The President opened a discussion concerning the formation of a new committee to improve the natural assets of *The Landings*”.

~~The President opened a discussion concerning the formation of a new committee to be named “The Natural Asset Committee.~~

Under committee reports Dee Ricapito wanted it reflected in the Public Relation Committee Report:

The Board appreciates the hard work Dick Bayles and others have done in order to make the Green Book accurate and up to date.

After the corrections were made, on a motion by Dee Ricapito and seconded by Fred Stanyer the minutes were unanimously accepted.

President’s Report:

The President reported; as acting Treasurer since Ted Humphrey resigned he had appointed Dick Bayles as Treasurer and would now like to make it official. The President then made a motion to appoint Dick Bayles as Secretary/Treasurer Jerry McFadden seconded the motion. The motion passed unanimously.

The President also reported that he, Richard Mayo and the Manager interviewed Shane Costa to replace Edward Ciccolini who had recently retired. He reported that the interview went well and they hired Shane Costa to replace Edward Ciccolini.

Shane Costa will be on a 90-day probationary period, his hours of work will be from 7:00 AM to 11:00AM Monday through Friday for a total of 20 hours per week. It should also be noted that Shane Costa also works full time for the Racquet Club.

A discussion then arose about the “Natural Assets Committee”:

Dee Ricapito passed out to each Board member the following proposal:

A "Natural Assets Committee" be appointed as part of Public Relations Chair on an as- needed basis to address problems and improvements to our common natural areas.

Committee members would consist of any LMA Board volunteers who would gather others with concerns or expertise in order to fact find and bring recommendations to the Board for action with the goal being the improvement of our natural assets in the Landings.

The President reiterated it would not be an official committee and would no longer be an agenda item. After further discussion, it was unanimously decided to adopt Dee Ricapito's proposal concerning, the natural assets in the Landings.

The President then granted Larry Fleming, the Vice President of Landings South II permission to address the Board.

Larry Fleming asked that the Board include \$12,000.00 as a line item for removing invasive plants and trees in the Eagles Nest Area and replacing them with live oaks and sweet cypress trees.

He also stated that there is a good possibility of the Association receiving a matching grant from the County. A lengthy discussion then took place; the major concerns seemed to be that if the County would not grant the matching funds what would happen to the project. It was decided that if the County would not approve the grant then only the exotic plants would be removed and the addition of live oaks would be put on hold.

It was also suggested that a professional be hired to propose a plan, Fred Stanyer said that he knows of someone that does this kind of work and would contact him.

Further discussion then took place over the drainage problem in the Eagles Nest Area and the general consensus of opinion was that the drainage problem should be addressed in concert with the remediation program. It was further decided to wait until Board member Don Smally returns from Pittsfield, MA for his input.

The President then summarized a proposal received from Dunescapes concerning the Nature Trail and the Horseshoe Trail.

After a discussion on a motion by Bob Capo and seconded by Fred Stanyer it was unanimously decided to approve the work on the Nature Trail in the amount of \$3985.00. The additional \$7,000.00 for the Horseshoe Trail was placed in the budget for next year.

Treasurer's Report:

The President reported that he would contact the Association's bank and instruct them to begin sending the bank statements to the new Treasurer, Dick Bayles. He also said that he would turn over the Smith Barney account to the new Treasurer as well.

The Treasurer reported that after reviewing the July 2006 financials, all seemed to be in order.

The Treasurer reported that he had met with the Manager, Bill Whitman and the President; together they came up with a preliminary Budget.

The Treasurer stated that the 2007 proposed Budget would be a 12.2% increase over the 2006 Budget, taking the Annual Assessment from \$952.00 to \$1068.00 however this does not include an addition of \$12,000.00 for the Eagles Nest Area or the \$6,000.00 or \$7,000.00 dollars for the Horseshoe Trail. It will include replacing \$42,000.00 of the \$55,000.00 which was used from the reserve account over the last few years. It should be noted that approximately \$8,000.00 of the \$55,000.00 would be replaced this year (2006).

Dee Ricapito questioned if there might be ways to cut back on some line items, but the President said he felt that this would not be a good idea because this practice is what made it necessary for the Association to use \$55,000.00 from the Reserve Accounts over the past few years.

A short discussion then arose about changing the fiscal year so the owners would not have so many Association related dues coming due at the same time.

It was decided not to pursue this idea as it would become very problematic, and it would require either an Articles of Incorporation and /or Bylaw change.

Safety and Security Committee:

Bill Whitman reported that the lighting at the North Gate was not as good as the lighting at the South Gate resulting with un-satisfactory video quality. He is working to correct the problem.

Bill Whitman also reported that there was damage done to some shrubs and grass at the North Gate area.

An incident report signed by Richard Mayo head of security is attached as exhibit "A".

Landscaping Committee:

Fred Stanyer reported that he is looking for a suitable tree to replace the one that was approved for replacement at the last Board meeting.

It was reported that the hedge line between the School District's and the Association's property needs to be brought up to The Landings standards.

Fred Stanyer asked Dr. Windom, one of the owners present, to contact Mr. Norris, head of the School Board for their help in resolving this issue.

Roads and Drainage Committee:

The President reported that the manhole covers in the newly re-surfaced area had been repaired but that the low spots still have not been repaired. The Manager said that he would call Mariotti for an up-date.

Lakes Committee:

Jerry McFadden reported that Lake 3 is now looking good, however Lake 1 still needs to be cleaned up on the east end. The Association is having a problem getting boat access to the lake from one of the owners. The President said that the Association has easements for this purpose and should exercise their right to gain access and have this work performed.

Nature Trail:

Nature Trail issues have already been discussed.

Public Relations Committee:

Dee Ricapito reported the following:

The Presidents Association's E-mail network is in place now. This could be used as another vehicle to remind the Presidents about attending the upcoming LMA Budget Approval Meeting, and to look for the advance budget info being sent to them for any comments by their members.

Old Business:

No old business discussed.

New Business:

The Manager reported that there were three members who are now 8 months in arrears and have not responded to certified letters sent to them. The next step is to turn them over to the Association's attorney for collection. After a brief discussion, the Manager was directed to have Argus's accounting department send those accounts to the Association's attorney for collection procedures.

Adjournment

The meeting on a motion by Dick Bayles and seconded by Bill Whitman was adjourned at 8:31 PM. The next meeting is scheduled for October 5, 2006.

Respectfully submitted,

George Niel, Acting Secretary



INCIDENT REPORT

ALLIED PROTECTION SERVICES, INC.

Main Office at 2651 Park Windsor Dr., Ft. Myers, FL 33901 License #B9100105

Mailing Address: P.O. Box 7259, Ft. Myers, FL 33911

Branch Offices in the following locations:

BB9400024
Naples, FL

BB9700044
Sarasota, FL

BB9700045
Daytona Beach, FL

BB2200031
Tampa, FL

BB2300023
Orlando, FL

Atlanta, GA

Olathe, KS

Phoenix, AZ - DBA Allegiance Security Services

EXHIBIT
"A"

INCIDENT TYPE/DESCRIPTION: DAMAGE TO SHRUBS & GRASS

CLIENT: LANDINGS LOCATION: NORTH GATE AREA

DATE OF INCIDENT: 8-5-06 TIME OF INCIDENT: 22:37 TO 22:45

NARRATIVE OF INCIDENT (Explain in detail. Consult instruction sheet for check list.)

NOTICED TRACKS IN GRASS OUT SIDE NORTH GATE ENTRANCE
UPON FOLLOWING TRACKS, FOUND SHRUBS KNOCKED DOWN - DEEP RUTS
IN FLOWER BED WHERE SAKI GOT STUCK. CHECKED VIDEO TAP AND
FOUND OUT THAT SAKI RAN INTO GRASS & SHRUBS LATE THAT NIGHT
ALSO NOTICED RESIDENTS COMING OUT GATE (WALKING) TO SEE WHAT
HAPPENED DUE TO NOISE CAUSED BY ACCIDENT. I DID AS BEAR'S SISTER
DAUGHTER IN LAW & DAUGHTER CALLED MR BEAR HE TALKED TO HIS WIFE
SHE WAS TOLD THAT A YOUNG WOMAN WAS DRIVING A RED MUSTANG ALSO
SAW 3 YOUNG MALES WALKING AWAY TOWARD FARMING SHOPPING CENTER
BUT GOT NO OTHER INFO. I ADVISED MR BEAR THAT ANY TIME THEY HEAR
OR SEE ANYTHING LIKE THIS THEY SHOULD NOTIFY SECURITY ASAP. SO WE CAN
RESPOND & WE NEVER DID FIND OUT WHO DRIVER WAS OR THE RESIDENT
IT WAS PRESIDENT AS THEY DID WALK OUT OF AREA & LEFT SCENE

ACTION TAKEN: (Who investigated? Who was notified? Was situation corrected?)

RA MAY INVESTIGATED / WIFE MAY CALL NOISES / ?

COMMENTS AND RECOMMENDATIONS: (Further action required? How can future incidents be prevented?)

CAMERAS CAUGHT INCIDENT BUT NOT ENOUGH LIGHTING TO SEE CLEARLY.
RESIDENTS NEED TO CALL SECURITY ASAP WHEN THINGS HAPPEN SO WE
CAN RESPOND QUICKLY.

OFFICER'S NAME / SIGNATURE: R. L. Mayo CSS BADGE #: _____

SUPV'S NAME / SIGNATURE: SAME DATE: 8-6-2006