

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **June 3, 2010**
4

5 **Call to Order**

6 Bob Capo called the meeting to order at 7:05pm at the Landings Racquet Club, 5350 Landings
7 Boulevard, Sarasota, Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, William Whitman, Richard Bayles, Larry Spelman, Norman Olshansky, Jack
10 Jost, and Katherine "Katy" Leidel. Henry Rhodes, and Edgar "Larry" Lawrence attended via conference
11 phone constituting a quorum. Also present were George Niel of Argus Property Management, Inc., Irwin
12 Starr of *The Landings Eagle*, and seven homeowners.

13 **Confirmation of Proper Meeting Notice**

14 The notice was posted in accordance with the by-laws of the Association and requirements of Florida
15 Statutes.

16 **Appointment of Acting Secretary**

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

19 A motion was made by Norman Olshansky seconded by Larry Spelman to approve the May 6, 2010
20 minutes. Motion passed unanimously.

21 **President's Report:**

22 The President reported that the Manager was served with a summons and a complaint recorded in the
23 Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida.

24 The action is being brought by twelve (12) homeowners about recent changes to the Association
25 Documents concerning the ENA.

26 The President then stated because this issue is now being litigated and any further discussion on this issue
27 should take place only during an Executive Board Session (Board meeting noticed but closed to the
28 public) at which the Association's attorney must be present.

29 **Treasurer's Report:**

30 The Treasurer stated that because of several unexpected expenses he is forecasting a Budget shortfall of
31 \$14,000.00 for the 2010 fiscal year.

32 **Committee Reports:**

33 **Safety and Security:**

34 William Whitman gave the following report:

35 There was vehicular damage to one of the islands and the Manager is in contact with the perpetrator's
36 insurance carrier.

37 The rope and post project is going well.

38 There was another accident on Kestral Park South near Kestral Park Place and that he would get the
39 information to the Manager in a few days.

40 The Manager is still trying to collect \$600.00 from Roots of Sarasota for the damage one of their drivers
41 caused to a lamppost. In the meantime Roots is being denied access to *The Landings* or their dumpster
42 until the damage is paid for.

43 A trapper was called to remove a six (6) to (7) foot alligator in the vicinity of Landings Blvd. and Kestral
44 Park Place.

45 The Manager is in contact with the County for the repair/enhancement of the bus stop area at the north
46 entrance of The Landings.

47 **Landscape:**

48 Ben Mayne submitted a plan for replacing the landscaping at the main entrance at a cost of \$11,300.00.
49 After discussion the plan was approved. No motion was required as this is a budgeted item.

50 **Roads:**

51 Larry Spelman stated that he is a little frustrated that John Minder still has not presented an engineering
52 report for the 2010 road project. He then made the following motion:

53 "Moved that when he receives the report that he be given the authority to solicit APAC who
54 performed the paving last year and Mariotti who has previously done paving for the Association for
55 bids and to award the bid to the lowest bidder as long as the bids do not exceed the budgeted
56 amount." Richard Bayles seconded the motion. Motion passed unanimously.

57 Jack Jost then stated that he and Irwin Starr of the Karl Maggard group, met with the chief road engineer
58 from Sarasota County concerning improvements to the intersection of Kestral Park Way and Route 41.

59 All changes must be approved by Sarasota County and FDOT.

60 No proposals have been formulated at this time.

61 **Drainage:**

62 Jack Jost reported that he is still waiting for a report from Kurt Jensen, a civil engineer who is working on a
63 drainage plan for The Landings before making any recommendations.

64 He reported that he and the Manager investigated a drainage issue brought to their attention by an owner,
65 which will also be included in the planned recommendation.

66 He also reported that he and the Manager inspected some drainage grate issues at Landings South I and III
67 that will be taken care of during the 2010-paving project.

68 **Lakes:**

69 Edgar "Larry" Lawrence reported that there are several fountain lights not operating, and that Aquagenix,
70 our lake maintenance company, will be taking care of this next week.

71 **Public Relations:**

72 Katherine "Katy" Leidel stated there was no Public Relations report.

73 **Strategic Planning:**

74 Henry Rhodes reported that all projects were on schedule.

75 **Old Business:**

76 An owner brought up the issue of additional lighting at Kestral Park South; the owner was informed hat
77 this issue was previously discussed and there was some opposition to the additional lighting by another
78 owner. No action was taken.

79 **New Business:**

80 An owner asked to speak concerning free running dogs.

81 William Whitman, President of the LHA stated that he was aware of this issue and that it was a LHA
82 issue not a LMA issue.

83 During discussion the fact that LMA requires that "pets must be under control at all times" and owners
84 must clean up after their pets, these are the only pet rules of record. A discussion then arose about adding
85 a leash requirement at some time in the future.

86 The owners was told that there is a County leash law and that they should contact animal control and have
87 them enforce the County requirement that dogs be leashed and not allowed to roam free.

88 A discussion then arose concerning the Shopping Center and what types of businesses were not allowed
89 in the mall.

90 Jack Jost stated that there are Shopping Center Covenants that specifically spell out what type of
91 businesses are not allowed. After discussion it was decided that this is the responsibility of the shopping
92 center's management Schostak Brothers & Company to enforce those Documents.

93 There being no further business, on a motion by Larry Spelman and seconded by Richard Bayles the
94 meeting was adjourned at 8:09 PM. There will not be a regular July Board meeting. The next regular
95 meeting is scheduled for August 5, 2010 at 7:00 pm.

96 Respectfully submitted,

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99 George Niel, Acting Secretary