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The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
October 6, 2005

Call to Order

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

Determination of Quorum

Present were Bob Capo, Don Smally, Ted Humphrey , Ray Rakoff, Cliff Truitt, Jerry McFadden and Fred Stanyer constituting a quorum. John Newcomer and Dee Ricapito were absent. Also present were Jim Faix and George Neil of Argus Property Management, Inc. and 9 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 second to appoint Jim Faix as Acting Secretary for the meeting.

The motion passed unanimously.

Approval of Minutes of September 1, 2005 Board Meeting

A **motion** was made by Cliff Truitt, second by Fred Stanyer to approve the minutes of September 1, 2005.

The motion passed unanimously.

2006 Budget

A draft of the 2006 budget was discussed by the Board. Several line items were gone over to determine sufficient funding. Since there will be no carryover for 2005, the 2006 annual assessment will be higher than the previous year. The budget will be approved at the November meeting.

A **motion** was made by Fred Stanyer, second by Don Smally to mail the 2006 budget to the Presidents of the Associations.

The motion passed unanimously.

President's Report

Bob Capo reported that he had discussed with the Racquet Club the need for a storage building for use by LMA. The Racquet Club had indicated that their own building may need to be replaced soon and may consider building a larger building large enough for both Racquet Club and LMA to use.

Bob Capo appointed Don Smally , Ray Rakoff and John Newcomer as an ad hoc committee to determine the Association's storage needs.

Treasurer's Report

Discussed earlier with the 2006 proposed budget.

Landscaping Committee

Fred Stanyer reported that he will soon be installing the new fall flowers.

Roads and Drainage Committee

Don Smally reported that now that he's back in town, he will begin working on the next phase of repaving Landings Blvd.

Lakes Committee

Jerry McFadden reported that we are expiencing electrical problems at two of the lakes. He will also be looking into the timers at the lakes for proper operation.

59 **Nature Trail Committee**

60 Jim Faix reported that the annual mangrove trimming by Dunescapes will cost \$3,850. The consensus of the Board
61 is to have this work done as soon as it can be scheduled by the contractor.

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63 **Public Relations Committee**

64 No Report

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66 **Old Business**

67 None

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69 **New Business**

70 **Vehicle Damage Reported**

71 A discussion took place regarding vehicle damage that occurred at the Guardhouse this past month. One vehicle
72 was damaged when the gate arm came down on the vehicle. Bids were reviewed for each damaged vehicle. Low
73 bid for the damage was \$515.10

74
75 A **motion** was made by Don Smally, second by Ray Rakoff to pay the claim based on the low bid.

76 **The motion passed unanimously.**

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78 **Adjournment**

79 The meeting was adjourned at 9:25 PM. The next meeting is scheduled for November 3, 2005.

80
81 Respectfully submitted,

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83
84 James M. Faix, Acting Secretary