

1 **The Landings Management Association, Inc.**  
2 **Minutes of the Board of Directors Meeting**  
3 **October 7, 2010**  
4

5 **Call to Order**

6 Bob Capo called the meeting to order at 7:04pm at the Landings Racquet Club, 5350 Landings  
7 Boulevard, Sarasota, Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, William Whitman, Richard Bayles, Jack Jost, Henry Rhodes, Norman Olshansky  
10 and Edgar "Larry" Lawrence. Also present were George Niel of Argus Property Management, Inc., Irwin  
11 Starr of *The Landings Eagle*, Captain Colon of Allegiance Security, Ben Mayne, the LMA Landscape  
12 Chairman and ten 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 President, Bob Capo turned the floor over to Captain Colon to give a security update, which is attached to  
17 these minutes as Exhibit "A".

18 **Appointment of Acting Secretary**

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

21 A motion was made by Jack Jost seconded by Henry Rhodes to approve the September 2, 2010 minutes.  
22 Motion passed unanimously.

23 **President's Report:**

24 The President reported that there have been two anonymous letters sent to our security company asking  
25 for the dismissal of one of our security guards. The president stated that in the past on several occasions  
26 the Board has received anonymous letters concerning various issues, he then reintegrated that the Board  
27 as in the past will not act on anonymous letters.

28 The President then announced that Larry Spelman had resigned for personal reasons. After discussion it  
29 was decided not to appoint anyone to take his seat as the appointment would only be for three (3) months.

30 **Treasurer's Report:**

31 The Treasurer reported that to date the Association is showing a surplus of \$22,000.00. The Manager then  
32 reminded the Board this is the reason for the "Roll Over" proxy at the Annual meeting because without it  
33 any surplus would be taxable. Jack Jost stated that he and Richard Bayles were going to meet with the  
34 Association's attorney to discuss percent changes in the shopping center assessments.

35 **Committee Reports:**

36 **Safety and Security:**

37 William Whitman stated that security issues were completely covered in Captain Colon's report.

38 He then reported that there was a 75-foot moving van allowed into the community to deliver household  
39 items to a new resident and that it required our maintenance man to escort the vehicle. He further stated  
40 to date there was no report as to whether the van created any damage, which the resident should be held  
41 responsible. If the escort resulted in overtime hours it should be charged to the resident.

42 **Landscape:**

43 Ben Mayne stated that he had just returned from up north and would have a landscaping report at the next  
44 regular Board meeting. He did however state that it was time for the trimming of the islands to  
45 commence.

46 **Roads:**

47 With the resignation of the Roads Chairman, Larry Spelman there was no Road report. However the  
48 Manager stated that the 2010 road project was completed.

49 **Drainage:**

50 The Drainage report is attached as Exhibit "B".

51 **Lakes:**

52 Edgar "Larry" Lawrence reported that everything seemed to be in order. The Manager reported that the  
53 lake maintenance company reported to him that there is a potential problem at lake # 2 with an aerator  
54 and one of the fountains. He further stated that the lake maintenance company is going to give him a  
55 proposal to correct this potential problem. The Manager then stated that as soon as he received that  
56 proposal he would pass it on to the Board.

57 **Public Relations:**

58 In the absence of Katherine "Katy" Leidel, there was no report.

59 **Strategic Planning:**

60 Henry Rhodes reported that because of time constraints the presentation by the consultant engaged by the  
61 aesthetics committee would be given at the next regular Board meeting.

62 **Old Business:**

63 Dennis Ziemann a former Board member raised concerns about the Brazilian Peppers in the ENA, the  
64 Nature Trail and at the Racquet Club and who was responsible for their removal. After a discussion the  
65 President stated that the Board would investigate and have further discussion at a future meeting, however  
66 no action would be taken at this meeting.

67 Richard Bayles then opened a discussion concerning the proposed 2011 Budget, which he distributed to  
68 all Board members. The ENA litigation was discussed and it was determined that the \$100,000.00 put  
69 into the 2011 Budget was a reasonable amount in order for the Association to defend itself. This alone  
70 will increase the maintenance assessment \$142.00.

71 It was decided to reduce the road budget from \$100,000.00 to \$75,000.00 and to increase the ditch  
72 maintenance by \$25,000.00 for a total of \$27,000.00. It was also decided to eliminate the \$750.00 trash  
73 removal as we no longer have the dumpster.

74 The 2011 assessment will be \$1,171.00 per year per unit as compared with \$1,130.00 for 2010.

75 The Treasurer than stated that he would make the changes and have the Manager distribute the Budget  
76 and all other necessary paperwork to the twenty Presidents in order to have the 2011 Budget voted on and  
77 approved at the November 4, 2010 Board meeting.

78 **New Business:**

79 None.

80 There being no further business, on a motion by Richard Bayles and seconded by William Whitman the  
81 meeting was adjourned at 8:18pm The next regular meeting is scheduled for November 4, 2010 at 7:00  
82 pm.

83 Respectfully submitted,

84

85 George Niel, Acting Secretary