

The Landings Management Association, Inc.

Minutes of the Board of Directors Meeting

April 7, 2011

approved

Call to Order

Henry Rhodes called the meeting to order at 7:01pm at the Landings Racquet club, 5350 Landings Boulevard, Sarasota Florida.

Determination of Quorum

Present were Henry Rhodes, William Whitman, Richard Bayles, Jack Jost, Tara Lamb, Edgar "Larry" Lawrence, James Bagley and Ronald DeAnna.

Absent was Norman Olshansky (1ST).

A quorum was present.

Also present were:

- Karl Maggard and Sara Rhodes of the Strategic Planning and Marketing Committee.
- Eleven homeowners were also in attendance.

Confirmation of Proper meeting Notice

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

Approval of Minutes of March 3, 2011 Board Meeting

Jack Jost made a motion seconded by Richard Bayles to approve the minutes of the March 3, 2011 board meeting. Motion passed unanimously.

Presidents Report:

- The Newcomer event held at the Landings Racquet Club March 2011 was a successful event, well attended and enjoyed by all. Event coordinator, Dawn Smith and her team did an excellent job.
- The President's report is attached to these minutes.

Treasurer's Report:

The Treasurer reported that he is identifying variances in the Budget so that next year expenditures will be identified in their appropriate time requirements and not prorated monthly.

Other action reported:

- \$15,000 was moved to the Aesthetics Budget, and
- \$1,800 moved to the Strategic Planning Budget for the development of a community website.

Committee Reports:

Aesthetics:

- James Bagley reported that the Landings lettering and lighting at The Landings entry on Landings Blvd are in process of being reviewed and a recommendation would likely be made at the May Meeting.

Drainage:

- Jack Jost Drainage report is attached to these minutes.

Lakes:

- Larry Lawrence Lakes report is attached to these minutes.

Landscape:

As reported in the President's Report, Ben Mayne has stepped down as committee chair.

- The approximate 400' Landscape border on Starling Dr backing onto Philippi Landings Marina will be refreshed by Raber Landscaping.

Public Relations:

- Discussion took place regarding the importance of a committee to work closely with the Landings Shopping Center to enhance the aesthetics of the entrance to our community.

Roads:

Ronald DeAnna Road Report is attached.

Ronald DeAnna made the following motions:

- To authorize up to \$6,036.00 to repairs to six surface breakdowns. Based on recommendations. William Whitman seconded the motion. Motion passed unanimously.
- To authorize an Engineering Traffic study be done for US 41 and Kestral Parkway. Richard Bayles seconded this motion. Motion passed unanimously.
- To approve the revised twenty year schedule for repaving the Landings roads with the understanding that it could be modified if scheduled paving was not required when scheduled. Currently the Treehouses roads are next on the schedule. Richard Bayles seconded this motion. Motion passed unanimously.

Safety & Security:

Bill Whitman reported:

- The South gate is still a concern with people parking outside of the gate and walking into the Landings instead of entering the main gate as required.
- Recommendations from the Presidents Council being reviewed by the Safety & Security Committee include:
 1. Purchasing a voice recognition system which would allow residents to speak directly to gate computer to register guests and appointments without involving Security. This would reduce the volume of calls that need to be handled by the guard on duty, shorten interface time with visitors at the gate and retain a record of all visitors.
 2. Security should strongly enforce the current rules regarding the presentation of IDs for all visitors, and
 3. Both the North and South gates be closed every evening at 8 PM during the early Spring and Summer months.
- Lighting of the sign at the intersection of Landings Blvd and Kestral Parkway South is being implemented.

Strategic Planning:

Karl Maggard reported:

- Website development continues as well as planning for meeting with real estate agents to present the Landings story as it is today.

Old business:

None

New Business:

None

Adjournment

There being no further business, the meeting was adjourned at 8:45pm. The next regular meeting is scheduled for May 5, 2011 at 7:00pm.

Respectfully submitted,

Tara Lamb, Secretary

LMA BOARD MEETING

April 7, 2011

PRESIDENTS REPORT NOTES

- **Since last board meeting**

- Held the LMA/LRC Newcomers Welcoming Event
 - Well attended by newcomers
 - Lot of information disseminated
 - Newcomers felt good about the welcoming
- Presidents Council met on March 24
 - Well attended by presidents and alternates
 - Excellent participation in discussions
 - Will hear two recommendations from them
- Regret to inform you that our long term Chair of the Landscaping committee has resigned. Ben has served in that capacity for many years and has contributed greatly to the beautification of our islands and common areas in the Landings. He will be sorely missed and has left us with really big shoes to fill. He will still be a member of our community and hopefully be available to provide council to the new chair—which we hope to announce before the May 5th board meeting. If he were here we would certainly give him a standing ovation of a job well done. Unfortunately he had a conflict tonight with Lynne's exhibiting at a new gallery opening.

Maybe we should consider planting a tree or something in honor of his tremendous contribution to our community.

- I have asked board members and committee chairs to provide in writing a description of the :
 - purpose of the committee—50 words or less
 - goals for this year and next year—longer programs

- projects and budget requirements with timeline where possible
 - critical dates for planning and completion
 - what are the expected outcomes
- currently the drafts are being reviewed by the Strategic Planning
- three or four responses are outstanding and need to be completed
- when finished included in the LMA Board Manual
- Dick Bayles, chair Finance Committee and George –Argus to draft for the board to review a statement of policy for the board and committee chairs to follow regarding approval of expenditures from the LMA approved budget. We have the beginning thanks to Dick and Norm and it will be further refined in the weeks ahead by board members who wish to weight in.
- **Looking forward—**
 - Board Retreat---Hope to finalize a date to hold our meeting sometime in May. We are hoping to add additional sections to the Board Manual this month.
 - Ask the board—what day of the week, date of the month and time of day should we consider holding our three hour or so meeting? Let me start—how about a Saturday morning early? Or Sunday afternoon?
 - Are there planned vacations in May?
 - Like to hold it before end of May
 - A one hour hearing will be held on June 1 with a judge regarding the ENA legal situation. Maybe after then we will have more to report.
 - Suggestions from board members of subject to be include on the agenda.
 - Briefing from Argus management—very switched on VP
 - Planning calendar

Drainage Report
April 7, 2011

Deficiency #1 Kestral Pkwy N has inadequate surface water drainage.

Response - Contractor Jason Gallo tried to clean out the two existing catch basins on this entrance road. He encountered separate underground vaults at each location that were designed in the early 80's to divert large quantities of storm water into adjacent underground permeable strata. The drainage vaults have filled over time and cleanout seems to be impossible. We have contacted Woodruff, the original installers of the system and talked to one of the original installers. We are trying to get more info. Work continues.

Deficiency #5 headwall along south bank of Pond #2 damaged.

Response - The replacement headwall has been installed.

Deficiency #8 Grate inlet between Heron Way and the tennis courts needs to be replaced.

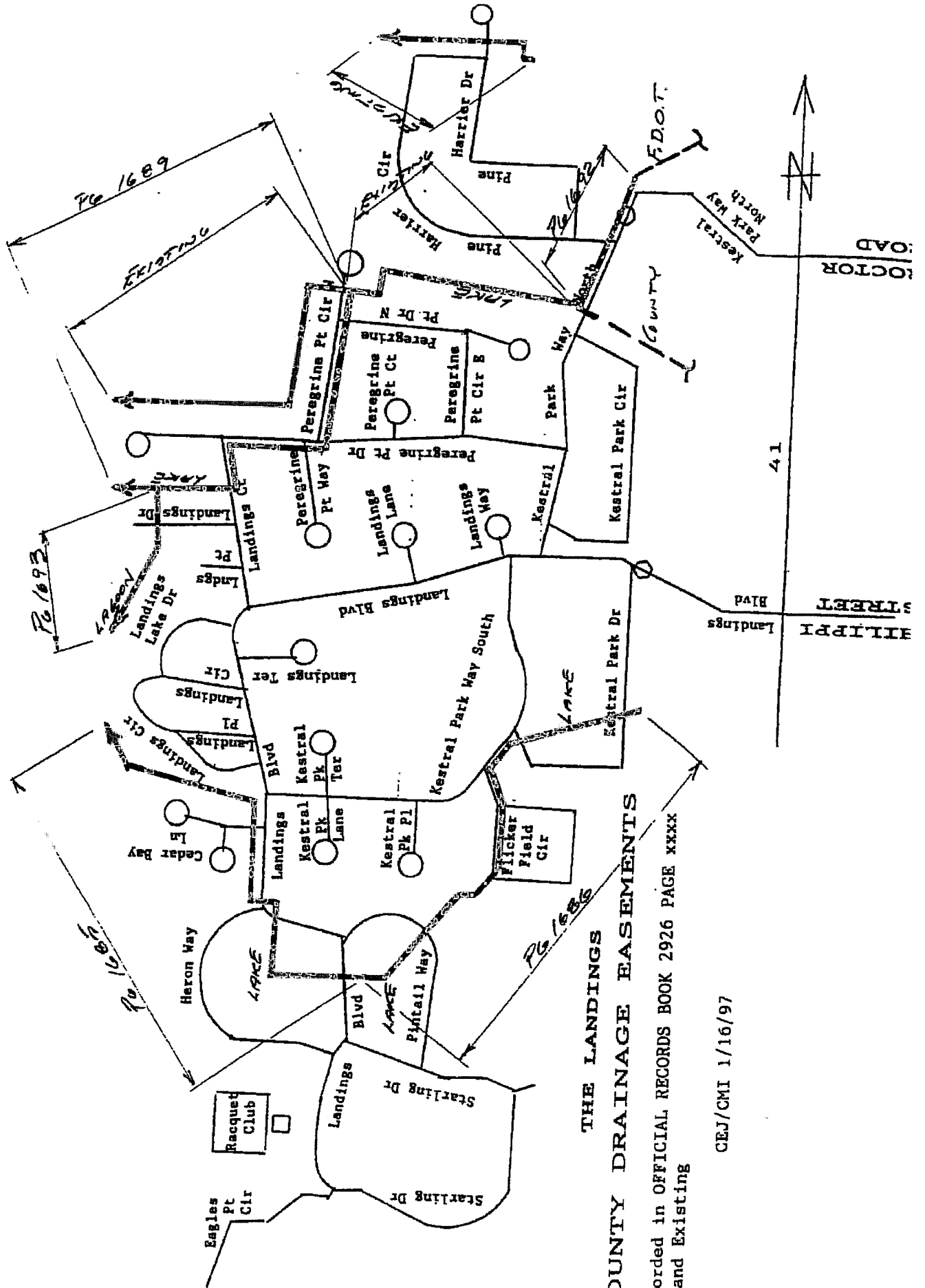
Response - Work completed. by Merle Raber.

Deficiencies # 17, 18, 19, 20, 21 and 22 Main drainage swale from Landings between Cloisters, Landings Blvd and Treehouses needs to be cleaned out.

Response - We visited with the County on April 6th to talk about this problem. While there, we gave them a copy of the official County record that shows their responsibility for the maintenance of this swale. The County will visit the site with us on Monday, April 11 to continue discussion of a work plan.

Deficiency #2 Pond #1 receives undesirable pollutants from off-site parcels

Response -- County will review problem on April 11th.



THE LANDINGS COUNTY DRAINAGE EASEMENTS

Recorded in OFFICIAL RECORDS BOOK 2926 PAGE xxxxx and Existing

CEJ/CMI 1/16/97

41



ROCTOR ROAD

MISSISSIPPI STREET

Landings Blvd

County

F.D.O.T.

70 1699

70 1692

70 1686

70 1686

Eagles Pt Cir

Racquet Club

Landings Dr

Starling Dr

Landings Blvd

Starling Way

Kestral Pk Lane

Kestral Pk Pl

Landings Blvd

Landings Lane

Landings Way

Peregrine Pt Dr

Peregrine Pt Cir

Pine

Harriser Dr

Kestral Park Way South

Park Way

Pt Cir B

Pt Cir N

Pine

Pine

Flicker Field Cir

Kestral Park Dr

Landings Ter Cir

Landings Blvd

Peregrine Pt Dr

Peregrine Pt Cir

Pine

Harriser Dr

Pine

Pine

70 1686

THE LANDINGS

COUNTY DRAINAGE EASEMENTS

Recorded in OFFICIAL RECORDS BOOK 2926 PAGE xxxxx and Existing

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Peregrine Pt Dr

Peregrine Pt Cir

Pine

Harriser Dr

Kestral Park Way South

Park Way

Pt Cir B

Pt Cir N

Pine

Pine

Flicker Field Cir

Kestral Park Dr

Landings Ter Cir

Landings Blvd

Peregrine Pt Dr

Peregrine Pt Cir

Pine

Harriser Dr

Pine

Pine

LMA Lakes Committee Report

April 7, 2011

Performance Improvement Program

In an effort to improve the reliability of the fountains and the lighting, several efforts have been initiated: 1) a data collection and analysis program has begun to track where the outages occur, their type, the correction needed and the response time. This will permit an assessment to be made of areas that are particularly troublesome and a determination made as to solutions that will minimize recurrence. It will also permit an assessment as to whether the response times are reasonable. 2) the original motor and light timers have all been replaced to reduce outages due to timer malfunction. 3) a number of spare timers have been put in inventory to reduce the time it takes to repair a timer problem.

Routine Issues

At this time of year algae blooms are more pervasive due to the run-off from fertilizing the shrubbery beds and grassy areas. There is routine schedule for spraying the algae blooms, but occasionally this is inadequate so special spraying is needed.

The aquatic planting in lake 2 which was done in November is growing nicely.

ROADS & STREETS

COMMITTEE REPORT

APRIL 7, 2011

The road repaving schedule described below was recommended by Don Smally in 2004 and again on Feb. 3, 2011, that all roads be repaved on a 20 year schedule.

With assistance from J. Jost I recommend following D. Smally's suggestions. Of course should a (or any) road require advanced (or delaying) consideration for repaving I suggest that the Board adjust the schedule as needed.

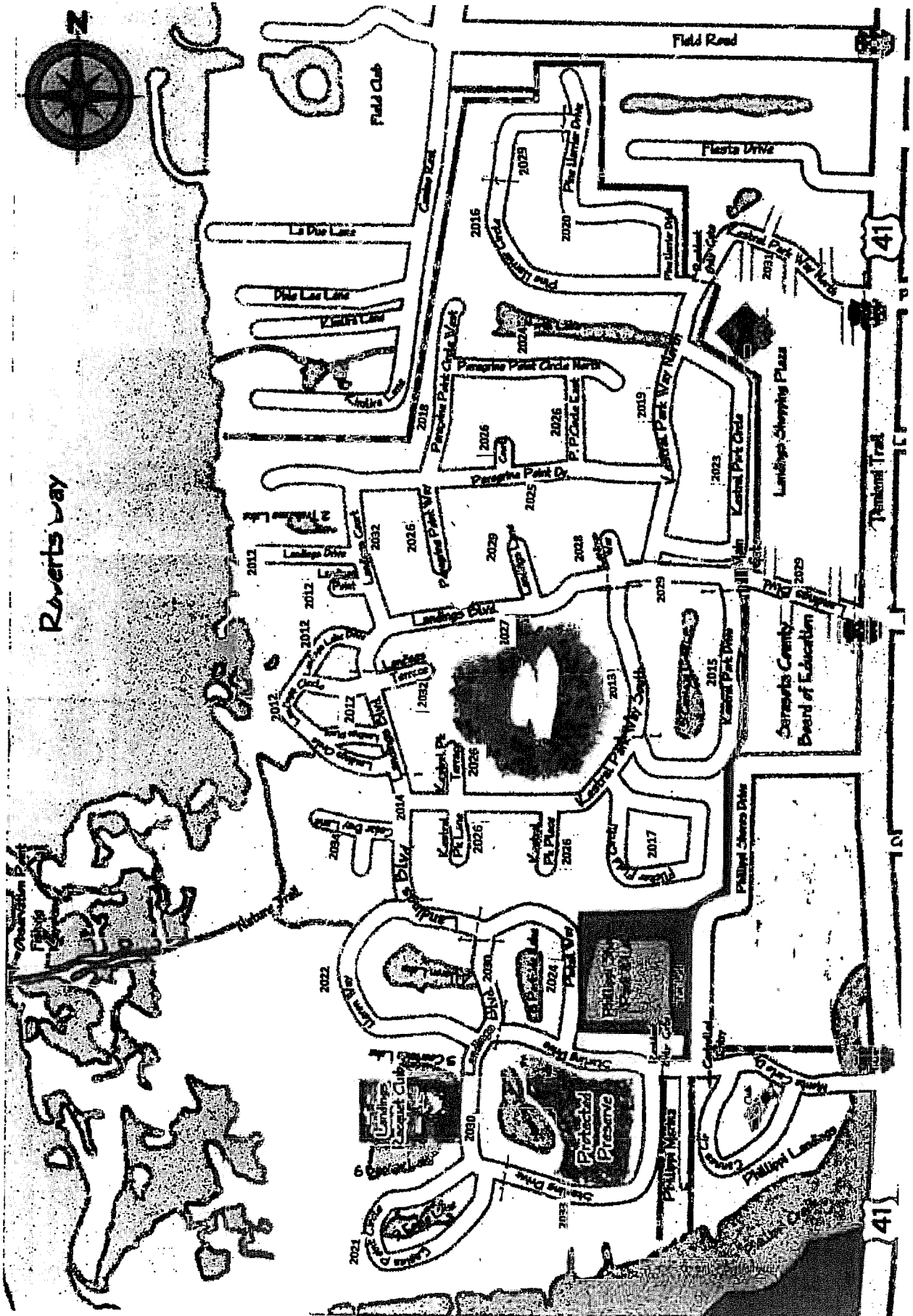
LANDINGS ROAD REPAVING AND COMPLETION SCHEDULE

<u>YEAR</u>	<u>ROAD/S</u>
2012	Landings Circle, Landings Place, Landings Point, Landings Drive and Landings Lake Drive.
2013	Kestral Parkway South – Landings Blvd. to Kestral Park Dr. & Kestral Dr.
2014	Landings Blvd. – Landings Circle to Heron Way
2015	Kestral Parkway South – Kestral Park Drive to Landings Blvd.
2016	Pine Harrier Circle
2017	Flicker Field Circle
2018	Peregrine Point Circle West

- 2019 Kestral Parkway North – Landings Blvd. to North Gate**
- 2020 Pine Harrier Drive**
- 2021 Eagles Point Circle**
- 2022 Heron Way**
- 2023 Kestral Park Circle**
- 2024 Peregrine Point Circle North and Pintail Way**
- 2025 Peregrine Point Drive**
- 2026 Kestral Park Terrace, Lane, Place, and Peregrine Pt. Way, Ct. & Cir. East**
- 2027 Landings Blvd. – Landings Circle to Landings Way**
- 2028 Landings Way**
- 2029 Landings Blvd. – Landings Way to US 41, Landings Lane and Pine Harrier Circle (partial)**
- 2030 Landings Blvd. – Heron Way to Eagles Point Circle**
- 2031 Kestral Parkway – North from North Gate to US 41**
- 2032 Landings Terrace and Landings Court**
- 2033 Starling Drive**
- 2034 Cedar Bay Lane**



Reverts way



41

Tankard Trail

41

41

STRATEGIC PLANNING COMMITTEE REPORT TO LMA

APRIL 7, 2011

I LANDINGS MARKETING COMMITTEE

WEB SITE DEVELOPMENT PROJECT

- 1. THREE DOMAIN NAMES SECURED: COST \$39.98**
 - A. SARASOTALANDINGS.COM**
 - B. THELANDINGSINSARASOTA.COM**
 - C. THELANDINGSOFSARASOTA.COM**
- 2. WEB HOSTING SERVICE SECURED: ANNUAL COST: \$119.50**
- 3. POTENTIAL VENDORS INTERVIEW PROCESS**
 - A. ONE IS LANDIN WHO VOLUNTEERED SERVICES AS ADVISOR**
 - B. A SECOND WILL RECEIVE FOLLOW-UP INTERVIEW**
 - C. A THIRD IS BEING CONTACTED**
- 4. COMMITTEE WILL GENERATE FIRST DRAFT OF VISIONING/SCOPE OF WEB SITE DOCUMENT BY 4/13**

II STRATEGIC PLANNING COMMITTEE

- 1. LMA COMMITTEE CHAIR REPORTS RECEIVED**
- 2. REPORTS TO BE CONSOLIDATED AND EDITED FOR FORMAT CONSISTENCY BY 4/15**
- 3. FINAL COMMITTEE REPORTS TO BE SUBMITTED BY 5/1**