

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **January 7, 2009**
4

5 **Call to Order**

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

8 Note: Due to scheduling problems, the Board meeting was changed from January 6th, to January 7th.

9 **Determination of Quorum**

10 Present were Bob Capo, William Whitman, Richard Bayles, Henry Rhodes, Dennis Ziemann, Katherine "Katy"
11 Leidel, and Larry Spelman constituting a quorum. Also present were George Niel of Argus Property Management,
12 Inc., Irwin Starr of *The Landings Eagle* and four property owners.

13 **Confirmation of Proper Meeting Notice**

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

15 **Appointment of Acting Secretary**

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

18 **Approval of Minutes of December 4, 2008 Board Meeting**

19 There being no objection, on a motion by Larry Spelman seconded by Richard Bayles the minutes of the
20 December 4, 2008 meeting were unanimously approved without exception.

21 **President's Report:**

22 The President reported that he had received a copy of an opinion letter sent to the interested parties from their
23 attorney concerning the Eagles Nest Area ("ENA"). The President reported that he forwarded a copy of the letter to
24 the Association's attorney. A property owner pressed for resolution of the two conflicting opinions regarding future
25 action(s) by the Board related to the ENA. After a lengthy discussion the Board decided not to take any further
26 action at this time. Until such time as the Board approves an action related to the ENA beyond that already
27 authorized, there is no requirement that any decision needs to be made.

28 **Treasurer's Report:**

29 The Treasurer's Report is attached as Exhibit "A".

30 The Treasurer also reported that he had received an unexpected bill from the County in the amount of \$8,500.00 for
31 impact fees for the new gatehouse. He further stated that without this unexpected bill the project came in a little
32 under budget. He also reported that the gatehouse has an official address as a result of the impact fee, which is
33 1900 Landings Boulevard.

34 The Board then thanked Richard Bayles for the time and effort he had spent over the last several months acting as
35 the Project Manager for LMA.

36 **Safety and Security Committee:**

37 William Whitman reported that the POD which served as a temporary gatehouse at the North entrance would be
38 removed by the end of this week.

39 **Landscape Committee:**

40 Ben Mayne's landscape committee report is attached as Exhibit "B".

41 **Roads and Drainage Committee:**

42 Larry Spelman's roads and drainage committee report is attached as Exhibit "C".

43 **Lakes Committee:**

44 Jerry McFadden reported that there were algae in lake number 5 and that issue is being corrected.

45 He then reported that he had contacted Jensen and Group Engineering Consultants for a bid for an engineering plan
46 to correct the debris problem at Lake number one. He then presented the bid to the Board in an amount not to
47 exceed \$5,000.00. He also stated that he would contact the County to ask if they would make a monetary
48 contribution as the debris was coming from the County drainage system. He further stated that the County, because
49 of current economic conditions, would probably not participate. After discussion Henry Rhodes made a motion
50 seconded by Katherine "Katy" Leidel to move forward with the engineering plan. The motion passed unanimously.
51 The Manager was directed to have a retainer in the amount of \$1,000.00 be issued to the contractor.

52 **Public Relations Committee:**

53 Katy Leidel reported for Dolores "Dee" Ricapito:

54 Several residents asked "Dee" to see if the occasional white lines on roadways throughout "The Landings" could be
55 repainted as they have faded. This would be helpful for night driving.

56 **Strategic Planning:**

57 Henry Rhodes reported the committee had narrowed the numerous suggestions from the first "Ideation Session"
58 down to ten. The next Strategic Planning Committee meeting would be held on January 13, 2009.

59 Henry Rhodes stated that a general meeting will be held on February 4, 2009, and he would like to have as many
60 Board members as possible attend that meeting.

61 **Old Business:**

62 None.

63 **New Business:**

64 The Board would like to go on record and thank Gary Warren for the time and effort he put in to the painting of the
65 directional arrows for the two and four mile walking paths.

66 **Adjournment**

67 There being no further business, on a motion by William Whitman and seconded by Richard Bayles, the meeting
68 was adjourned at 7:54 pm. The next meeting is scheduled for February 5, 2009, at 6:30 pm. The Annual Meeting
69 will follow the regular Board Meeting and will start promptly at 7:00 pm.

70
71 Respectfully submitted,

72
73

74 George Niel, Acting Secretary

EXHIBIT "B"

I met with Merle, the sprinkler people and Dick Bayles to discuss the planting of the entrance, which will take place as soon as the lighting is in. I am working with Michelle, our landscape designer for a design for the big island by the tree houses. She plans on trying to keep the theme of the Tree House landscaping for the island. I will have a meeting with the home owners surrounding the Eagle area to discuss a preliminary plan for the area on Tuesday the 13th. That's about it.

Ben

EXHIBIT "C"

"After the last meeting, Bob Capo and I had a conversation in which we agreed that the approximately 50 yard road that stems off from Starling Drive and goes through the South Gate to the Philippi Shores road would be included in the repaving for 2009. In addition, there is a "panhandle" road that stems off of Starling Drive, which panhandle road does not appear to be included on the map of The Landings roads, and the address of which for those who live on it is also called Starling Drive, will be included.

"I ascertained that the type of engineer who does the engineering work for the roads is called a 'geotechnical engineer.' I was referred to Gary Schmidt, of Ardaman & Company, and I drove over the roads to be repaved in 2009 with him, as I had previously done with John Minder. When I obtain bids from those two geotechnical engineers that I have consulted, I will present them to the Board."