

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **November 6, 2008**
4

5 **Call to Order**

6 Bob Capo called the meeting to order at 7:00 pm at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota,
7 Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, Katherine (Katy) Leidel, William Whitman, Richard Bayles, Henry Rhodes, Dennis
10 Ziemann, Jerry McFadden, Dolores "Dee" Ricapito, and Larry Spelman constituting a quorum. Also present were
11 George Niel of Argus Property Management, Inc.; Irwin Starr of The Landings Eagle, and sixteen property owners.

12 **Confirmation of Proper Meeting Notice**

13 The notice was posted in accordance with the by-laws of the Association and requirements of relevant Florida
14 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 October 2, 2008 Board Meeting**

19 There being no objection, on a motion by Larry Spelman and seconded by Henry Rhodes, the minutes of the
20 October 2, 2008 meeting were unanimously approved.

21 **President's Report:**

22 The President reported that the south entrance on Phillippi Shore Drive which had become overgrown, causing
23 drivers to cross the center line to avoid the overgrowth, has been trimmed back.

24 The President then stated that the fence issue was in the hands of the opposing attorneys and that a solution would be
25 reached in the near future.

26 The President also reported that the ENA issues were now in the hands of the newly formed "Strategic Planning
27 Committee" headed by Henry Rhodes.

28 The President then stated that given Ben Mayne's willingness to oversee all aspects of Landings landscaping, all
29 landscaping expense whether for general common area landscaping, the Nature Trail, or the ENA would be shown
30 under the line item Landscaping in the 2009 Budget.

31 **Treasurer's Report:**

32 The Treasurer's Report is attached as Exhibit "B".

33 The Treasurer then made the following motion:

34 Moved that any surplus in the 2008 Budget would be rolled over into the 2009 Budget and any
35 surplus in the 2009 Budget should be rolled over into the 2010 Budget.

36 Larry Spelman seconded the motion. The motion passed unanimously.

37 **Safety and Security Committee:**

38 William Whitman reported that the evening patrol hours were being revised in order to give the community better
39 coverage without increasing the hours or cost.

40 William Whitman asked that everyone show patience when traffic backs up at the north gate. A question was asked
41 when the construction on the main gate would be finished. Richard Bayles stated that his best guess was around
42 December 15, 2008.

43 **Landscape Committee:**

44 Ben Mayne chairman of the landscaping committee gave the following proposal attached as Exhibit "A" for the
45 ENA. Motion and approval of the proposal is included in the exhibit.

46 Following Ben Mayne's presentation, the following motion was made by Larry Spelman:

47 Moved that the landscape proposal made by Ben Mayne and attached to the minutes of this
48 meeting as Exhibit A be approved in its entirety.

49 The motion was seconded by Henry Rhodes and passed unanimously.

50 **Roads and Drainage Committee:**

51 Larry Spelman reported he had several requests that would alter Don Smally's (the former Roads and Drainage
52 Chairman) sixteen year plan. He then stated he would ask for an opinion from Minder and Associates, the
53 engineering firm which the Association has been contracting with in conjunction with the sixteen year road and
54 drainage plan for their opinion if altering the plan would be warranted. He then said that as soon as he had their
55 opinion he would E-mail the Board members for their input in order to make an intelligent decision.

56 **Lakes Committee:**

57 Jerry McFadden reported that all of the fountains and lights were in working condition. He then reported that the
58 pollution in Lake #1 was still an issue and that he is working with an engineering firm in hopes of finding a solution.
59 He also stated that he is hoping to get the County involved in a monetary way, as the pollution is coming from the
60 County.

61 **Public Relations Committee:**

62 Katherine "Katy" Leidel stated that the "Newcomers" party would be held on March 26, 2009.

63 Dolores "Dee" Ricapito reported that there would be another Round Table Discussion with the Presidents of the
64 various Associations sometime after January 2009. She went on to say that some very positive thoughts were shared
65 through the Presidents Association web site. She also stated that the new expanded Kaffee Klatch would be held on
66 November 11, 2008 to present the Greenfield Residents Award to honor Fritz Drybrough. All are invited to attend.

67 **Strategic Planning:**

68 Henry Rhodes, Chair of the Committee, made a report on planned public meetings and the status of other efforts..

69 **Old Business:**

70 None.

71 **New Business:**

72 Richard Bayles, Treasurer, opened a discussion about the 2009 Budget. It was noted that nine of the individual
73 Association Presidents were in attendance.

74 Richard Bayles went over the Budget line by line and answered several questions from the attending Presidents and
75 owners. The budget reflects an annual Assessment of \$1,005.00 per year, a reduction of \$101.00 from last year.

76 There being no objection, Larry Spelman made a motion to accept the 2009 Budget as presented; Henry Rhodes
77 seconded the motion. The motion passed unanimously.

78 A brief discussion then took place concerning the future of the North Gatehouse and whether we should commit to
79 purchasing roof tile that matches that to be installed at the Main Gatehouse. One suggestion was to raze the North
80 Gatehouse and replace it with a wall with entry gates on both sides. No official action was taken, although it was
81 felt that there was no need to purchase additional roof tile at this time.

82 **Adjournment**

83 There being no further business on a motion by Larry Spelman and seconded by Dolores "Dee" Ricapito the
84 meeting was adjourned at 8:17 pm. The next meeting is scheduled for December 4, 2008.

85
86 Respectfully submitted,
87

88
89 George Niel, Acting Secretary

Exhibit A

91 The following plan was presented by Ben Mayne, Chairman of the Landscaping Committee with regard to work to
92 be undertaken in the Eagles Nest Area.

- 93 1. To facilitate the remediation effort, take immediate action to clear the area of underbrush (“bush-hogging”
94 it) before the end of 2008.
- 95 2. Retain a good landscape designer to develop a landscape plan for the area. I have met with Michelle
96 Scranton, who was recommended to me by Merle Raber, and I recommend her highly. I request that the
97 landscape designer be retained by the Board to develop a landscape plan for the area, which should be
98 submitted to the Board for its approval.
- 99 3. After the Board approves the plan, I recommend commencing to put the plan into effect. The plan will
100 undoubtedly include cleaning out the exotics and vines. Bids should be obtained for this, and after
101 accepting one of the bids, such cleaning out should be done. Thereafter, the Board should wait six months
102 and have someone go back into the area and clean out the exotics and vine seedlings. The plan will also
103 undoubtedly include cleaning out the old decaying trees and planting new ones recommended by the
104 landscape designer, which, after bids are obtained, should also be done. Upkeep after the initial phases
105 should be minimal and similar to what Merle Raber does in other wild areas.
- 106 4. No paths, trails or walkways are included in this proposal.
- 107 5. From time to time, the area and the plan should be reviewed and revised in accordance with changed
108 circumstances.
- 109 6. To the extent that irrigation is required, that should be taken into account.