

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **November 1, 2007**

4
5 **Call to Order**

6 Bob Capo called the meeting to order at 7:03 PM at the Landings Racquet Club, 5350 Landings Boulevard,
7 Sarasota, Florida.

8 **Determination of Quorum**

9 Present were Bob Capo, Dolores (Dee) Ricapito, Dick Bayles, Henry Rhodes, Larry Spelman, Katherine Leidel,
10 Jerry McFadden, Larry Spelman and John Newcomer, constituting a quorum.

11 **Confirmation of Proper Meeting Notice**

12 The notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

13 **Approval of Minutes of October 4, 2007 Board Meeting**

14 Upon motion by Larry Spelman and seconded by Dick Bayles, the minutes were unanimously accepted.

15 **President's Report:**

16 The President reported that an additional bid for the Eagles Nest corrective drainage project had been received and
17 that it was \$8,000 lower than the one earlier received. In addition, this proposal featured underground boring to
18 accommodate the drainage pipes instead of the above-ground excavation in the original proposal. Given the
19 reduction in price and less inconvenience to the homeowners involved in the project, he reported that he had
20 accepted this alternative bid in order to expedite the project and that work would commence shortly.

21 The President reported that the Board had been contacted regarding the ability of the Landings Racquet Club
22 installing video cameras and connecting with the video surveillance capability of the Main Gatehouse to provide for
23 a) monitoring of the interior of the LRC's Fitness Center to detect a medical emergency and b) monitoring the
24 exterior of portions of the club as a theft deterrent. After discussion resulting in a consensus that it was not
25 appropriate for the LMA to accept this responsibility, no action was taken.

26 **Treasurer's Report:**

27 The Treasurer stated that nothing significant occurred during the past month. Discussion of the proposed 2008
28 budget was deferred to later in the meeting.

29 **Committee Reports:**

30 **Safety and Security:**

31 Bill Whitman reported that there were no Halloween incidents. He further reported that Allied Protective Services,
32 the security vendor to The Landings, had changed their ownership structure and name to Allegiance. He stated that
33 responsibility for the Main Gatehouse replacement project was being assumed by Richard Bayles.

34 **Landscaping report:**

35 The President reported that a decision on replacement of the downed Royal Palms at the corner of Landings
36 Boulevard and Kestral Park Way S was still under consideration.

37 **Roads and Drainage Committee:**

38 Larry Spelman reported that the repaving of Kestral Park Way N beyond the North Gate was complete.

39 **Lakes Committee:**

40 Jerry McFadden's reported that the Association's lakes were all in good shape. An investigation could not confirm a
41 reported bad smell near the LRC lakes.

42 **Public Relations Committee:**

43 No report.

44 **Old Business:**

45 Bill Chastain, President of the Treehouses Condominium association, addressed the Board with concerns that the
46 Eagles Nest drainage correction project would add to problems with drainage at the south end of the Treehouses,
47 between them and the Cloisters. He indicated that the existing drainage swale, originally three feet wide and 1-1/2
48 feet deep had grown to 8-12 feet wide and 4-5 feet deep and that this growth was encroaching on both the affected
49 Treehouse condominiums and certain of The Cloisters houses. He asked that the LMA examine the possible effect
50 of the Eagles Nest remediation effort as to whether it would increase the existing burden on their southern drainage
51 system. The Board agreed to investigate the impact, if any, on the issue. Mr. Capo pointed out that the water
52 overflow from the Eagles Nest Area was in all likelihood already ending up in the same area and the remediation
53 effort would not increase the quantity of water, just relocate the flow away from the affected properties into an
54 existing storm sewer system that, admittedly, ended up in the drainage swale at issue.

55 The President asked for comments on the proposed 2008 Budget. Questions from the floor involved:

- 56
- 57 • The current over-budget spending for Landscaping and the projected spending for 2008. Dick Bayles
58 responded that this year's spending was the result of a major overhaul of all of the islands in The Landings
and he had budgeted conservatively for 2008 with no increase despite inflation.
 - 59 • The projected \$70,000 spending on a replacement Main Gatehouse. Dick Bayles responded that the
60 funding was included in the Gatehouse Maintenance budget line with additional spending in that account
61 for replacement of the seriously out-of-date access-control software currently in use.

62 At the conclusion of the discussion, a motion to accept the 2008 Budget as proposed was made and seconded. The
63 motion passed unanimously.

64 **New Business:**

65 None.

66 **Adjournment:**

67 The meeting, on a motion by Richard Bayles and seconded by Larry Spelman, was adjourned at 8:13 PM. The next
68 meeting is scheduled for December 6, 2007 @ 7:00PM.

69 Respectfully submitted,

70 Richard Bayles, Secretary