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**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**July 5, 2007**

**Call to Order**

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

**Determination of Quorum**

Present were Bob Capo, Dolores (Dee) Ricapito, Bill Whitman, Dick Bayles, John Newcomer, and Larry Spelman constituting a quorum. Also present were George Niel of Argus Property Management, Inc., and Irwin Starr of *The Landings Eagle*.

**Confirmation of Proper Meeting Notice**

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

**Appointment of Acting Secretary**

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

**Approval of Minutes of June 7, 2007 Board Meeting.**

On a motion by Dick Bayles and seconded by Bill Whitman the minutes were unanimously accepted.

**President's Report:**

The President stated that he had decided to notify the four Management Companies concerning the "RIGHT OF ENTRY/HOLD HARMLESS AGREEMENT" instead of notifying the individual Association Presidents.

The President also reported that the repair work on Landings Boulevard caused by the County while doing work on lift station # LS 083 0621 was started but has not been finished. The manager reported that he had placed several calls to the County and would continue to follow through with the County until the repair work was completed.

**Treasurer's Report:**

The Treasurer reported that to date there was no change in the "Rolling Forecast". However, there is a potential negative exposure to the 2007 Road Project.

**Committee Reports:**

**Safety and Security:**

Bill Whitman reported that everything was going well with the Association's Safety and Security plan and that there were no events over the July 4<sup>th</sup>, 2007 holiday. He also reported that there was a malfunction with the bar-code readers; however it was being worked on.

Bill Whitman reported that the new time delay mechanism at the North Gate was working very well and that he had received several positive comments from some of the residents. He then said that the time delay should also be put in operation at the Main Gate, the Board agreed. The Manager was directed to have another "Caution Delayed Gate Opening" sign made for the Main Gate.

Bill Whitman said that he is working on a letter to be published in the future issue of "*The Landings Eagle*" notifying all residents/visitors that the Association would be implementing the use of its Radar Gun to control speeding within "*The Landings*".

**Landscaping Report:**

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60 Ben Mayne E-mailed the following landscape report attached as EXHIBIT "A".  
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62 **Roads and Drainage Committee:**

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64 Larry Spelman reported that the engineering for the 2007 Road Project would be finished on Monday, July 9, 2007  
65 and that he would give it to Mariotti Asphalt so that they could prepare their bid for the project. He said that he  
66 would have the bid in time for the August Board meeting.  
67

68 **Lakes Committee:**

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70 The President reported that Jerry McFadden called him with the following report:

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72 He reported that lake number one was still having a problem with floating debris and there is an excessive amount of  
73 lily pads in the lake. No action was taken.

74 The President again suggested that some type of screening or a culvert should be installed to prevent the debris from  
75 coming into the lake. No action was taken.  
76

77 **Public Relation Committee:**

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79 In the absence of Katy Leidel there was no Public Relation report.  
80

81 **Old Business:**

82  
83 None.  
84

85 **New Business:**

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87 Larry Spelman commented that there should be better signage/direction aids from the gatehouse to the Racquet  
88 Club. He then suggested the possibility of painting a blue or green line on the side or center of the road from the  
89 gatehouse to the Racquet Club. During a discussion the painting of a line down the center of the road was not  
90 considered a good idea however; a blue or green line on the side of the road might work.

91 The Manager was then directed to get a bid to paint either a blue or green line on the side of the road.  
92

93 **Adjournment:**

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95 The meeting on a motion by Dick Bayles and seconded by Dee Ricapito was adjourned at 7:29 PM. The next  
96 meeting is scheduled for August 2, 2007 @ 7:00PM.  
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98 Respectfully submitted,  
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101 George Niel, Acting Secretary  
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## EXHIBIT "A"

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I talked to Merle and all is going well except for ironing out the sprinkler problem at the north gate. Still trying to figure out how to get it out of the shopping center and on to our own clock. When you are out walking take a look at the roses at the entrance of Eagles Point and in front of the Racquet Club. We planted them as an experiment they are a new variety and if they survive the drought and the heat we will try to incorporate them into the LMA landscape next year. I realize that they look a little stressed, but we like the color and hope that once established they will be an addition.

Ben