

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**November 6, 2003**

**Call to Order**

The meeting was called to order by Larry Spelman at 7:00 PM at the Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

**Determination of Quorum**

Present were Larry Spelman, Ted Humphrey, Jerry McFadden, Don Smally, Eli Chatson, Bob Capo, Dee Ricipito, Ray Rakoff and Fred Stanyer constituting a quorum. Also present were Jim Faix of Argus Property Management, Inc. and 12 homeowners.

**Confirmation of Proper Meeting Notice**

The notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes. (A copy of the Proof of Notice Affidavit is attached hereto and made a part of these minutes as Exhibit A).

**Appointment of Acting Secretary**

A motion was made and second to appoint Jim Faix as Acting Secretary for the meeting.

**The motion passed unanimously.**

**Approval of Minutes of October 2, 2003 Board of Directors Meeting**

Hearing no objections, the minutes of the October 2, 2003 Board of Directors Meeting were approved.

**President's Report**

Larry Spelman reported that he has received a few letters from concerned owners regarding the proposed installation of the bar code entry system at each entrance of the Landings. Jim Faix explained how the system is supposed to perform and why it was needed. A question and answer session ensued.

A motion was made by Don Smally, second by Ted Humphrey to not purchase the barcode entry system but to consider it again at a future time.

**The motion passed unanimously.**

The president also reported that he received a letter from Eagles Point Condominium Association. They wish to improve the lighting system in their community on the traffic islands owned by LMA.

A motion was made by Bob Capo, second by Fred Stanyer to authorize the expenditure of \$1,000 for the light fixtures to be replaced at Eagles Point.

**The motion passed unanimously except for Ted Humphrey who abstained since he is on the Eagles Point Condominium Board.**

**Treasurer's Report**

Bob Capo presented the Financial Report. So far, the Association is approximately \$69,000 ahead of budget and the organization is still in good shape. The banking relationship has been changed from Wachovia Bank to Peoples Community Bank. He also reported that the Association received a letter from Jim Richardson, CPA to engage LMA for the 2003 Audit.

A motion was made by Larry Spelman, second by Bob Capo to engage Jim Richardson, CPA to perform the 2003 Audit.

**The motion passed unanimously.**

**Management Report:**

Jim Faix presented the Management report. (A copy of the Management report is attached hereto and made a part of these minutes as Exhibit B.)

**Safety and Security Committee**

Ray Rakoff reported that it was quiet through Halloween.

59 **Landscape Committee**

60 Fred Stanyer reported that there will be one more mowing of the Eagle Preserve and two large trees will be removed  
61 from the Eagle Preserve. He also reported that the palms have been trimmed and fall flowers have been planted.  
62

63 **Roads and Drainage Committee**

64 Don Smally reported that he has updated the long range paving plan for LMA. (A copy of the long range paving  
65 plan is attached hereto and made a part of these minutes as Exhibit C). He also presented contracts from Minder &  
66 Associates to perform the next phase of engineering work for next year's paving project. The preliminary phase  
67 engineering would cost \$10,450 and the construction phase would cost \$9,368.  
68

69 A motion was made by Don Smally, second by Dee Ricapito to engage Minder & Associates for the preliminary  
70 and construction phases of engineering for a total cost of 19,818 and to authorize the President to sign the contract.  
71 (A copy of the Minder & Associates contract is attached hereto and made a part of these minutes as Exhibit D).  
72 **The motion passed unanimously.**  
73

74 **Lakes Committee**

75 Jerry McFadden reported that Lake #5 has been full of algae and has been plugging up the fountain pump. This lake  
76 has been treated and hopefully the problem has been fixed. Lake #1 lilies are finally dying off. Many fountain  
77 lights have been replaced this month.  
78

79 **Nature Trail**

80 Jim Faix reported that the nature trail has been improved by the addition of crushed shell in the area beyond the  
81 bridge. Shell should also be added to the area ahead of the bridge but can wait till next year.  
82

83 **Public Relations Committee**

84 Dee Ricapito reminded the Board that the Second Annual "Welcome Newcomer" party was a big success. She  
85 thanked the Board members for their attendance to the party.  
86

87 **Old Business**

88

89 **New Business**

90

91 **2004 Budget**

92 The proposed 2004 budget was discussed. Two line items were changed that would reduce the proposed annual  
93 payment.  
94

95 A motion was made by Don Smally, second by Ted Humphrey to adopt the 2004 budget as amended. (A copy of the  
96 amended 2004 budget is attached hereto and made a part of these minutes as Exhibit E).  
97

98 **Adjournment**

99 The meeting was adjourned at 8:25 PM. The next meeting is scheduled for December 4, 2003.  
100

101 Respectfully submitted,  
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James M. Faix, Acting Secretary

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