

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
November 4, 2004

Call to Order

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

Determination of Quorum

Present were Bob Capo, Laurence Spelman, Fred Stanyer, Ted Humphrey, Don Smally, Ray Rakoff, Jerry McFadden, Cliff Truitt, and Dolores Ricipito, constituting a quorum. Also present were Irwin Starr of The Landings, and Ken Evans of Argus Property Management, Inc.

Confirmation of Proper Meeting Notice

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

Approval of Minutes of October 7, 2004 Board Meeting

Larry Spelman made a motion, second by Don Smally, to approve the minutes, as written. The motion passed unanimously.

President's Report (Bob Capo)

- Sign & Lighting – The center island at main entrance has a 7' tall light pole temporarily. It will be replaced with a 10' tall pole when available. Other than that, the lighting is done at main entrance. Electricians and painters have slowed down the process for completing the new sign installation. However, the signs and Eagle are ready. The painters will be in tomorrow to complete their work. There was some question as to whether the island at Kestral Parkway will have a "Deco" light or if an FPL light will go there. Bob Capo stated there would be a follow up on this.
- Political Signs – There have been some complaints from residents about political signs being displayed on a few lawns throughout the Landings. There have also been a few instances where residents of the Landings were going door to door soliciting for political parties/candidates. Bob Capo suggested LMA consider adding rules regarding political signage to the Green book. Don Smally suggested a committee look at the Rules and recommend necessary changes. Larry Spelman volunteered to draft wording for rules on this issue, which can then be put in the Green book.
- There is an individual who has purchased four (4) homes in the Landings. He has been leaving a mess as he remodels and not following through on promises made to HOA. LMA has been getting some complaints from residents. These have been referred back to Stan Williams for action by the Homeowner's Association.
- Dr. Sager, 4665 Pine Harrier Drive has requested the LMA examine the wood fence behind his property and make repairs accordingly. He states that the fence belongs to LMA, and LMA is responsible for its repairs and maintenance. We will have Ed take a look at the fence to see if he can repair it. Richard Mayo will be asked what he knows about ownership and history of the fence in that area.
- There has been a problem with condo association painters coming in on Saturdays to do work, under the direction of an association's President. The weekend guard allowed the painters in. The guards have been instructed not to allow this in the future. When the President of that association was asked about this breach, he stated that he would do what he wants. A discussion followed on how best to deal with this type of direct abuse of the rules by an association President. It was decided that a letter was to be written to the President of that association.

Treasurer's Report (Ted Humphrey)

Ted Humphrey deferred his report to the Budget portion of the meeting, which will be discussed under new business.

Safety and Security Report (Ray Rakoff)

Security for Halloween went well. Two extra security people from the guard company were added to the staff. There were no problems to report.

57 Some complaints have been made about unauthorized people gaining access to the Landings. Richard Mayo is
58 working with the new security people to eliminate this problem through training.
59

60 There was a discussion about how best to deal with the traffic problem at Kestral Parkway North and Landings
61 Blvd. The stop sign, which had been installed at that intersection on a trial basis, has been removed. Yield signs,
62 speed tables, and speed bumps, were all considered as alternatives. A recommendation was made to form a traffic
63 committee to research the problems and make recommendations. Larry Spelman noted that he was very much in
64 favor of such a committee, but would hope that the committee would always error on the side of safety. The Board
65 will put together some names of possible committee members by next meeting.
66

67 **Landscape Report (Fred Stanyer)**

68 Ray Rakoff read a letter from the Board of the Homeowners Association. It stated that the LHA has received
69 complaints that the LMA is arbitrarily removing trees from the islands, which can be viewed from the residences.
70 These residents feel they should have input into such matters, as they are affected. Fred Stanyer pointed out that the
71 only trees that have been removed are those downed by the hurricanes or trees that were dead and needed removal.
72 It is not the LMA's policy to remove live trees. Irwin Starr suggested that it might help to maintain better
73 communications with the homeowners, thus avoiding surprises.
74

75 Some replanting has been started. However, they can't complete the work around the monuments until the electrical
76 and paint crews finish their work. The trees on the islands were removed because they were dead. New trees have
77 been planted in their place, taking into account the drainage problems that exist in some areas.
78

79 **Roads and Drainage Report (Don Smally)**

80 Don Smally presented Board Members with a Long Range Maintenance and Re-Surfacing Plan. (A copy of this plan
81 is attached hereto and made a part of these minutes as Exhibit A.) Along with the re-surfacing next year of
82 Landings Blvd. from Landings Way to US 41, there is a section of Pine Harrier Circle that was left out of an old
83 paving job. It needs to be added to next years project. We also need to include Landings Lane, which was held off
84 this year. Don made a motion to approve the contract with Minder & Associates to layout the plans, and authorize
85 the Chairman to sign it. Cliff Truitt seconded the motion. **Motion passed unanimously.**
86

87 There has been no satisfactory conclusion to the co-op drainage plan for the Landings Lane area. Several
88 homeowners still have not committed. If the co-op project cannot move forward, Don Smally wants to go ahead
89 with the re-surfacing on Landings Lane.
90

91 **Lakes Committee (Jerry McFadden)**

92 No Report
93

94 **Nature Trail Committee**

95 No Report
96

97 **Public Relations Report (Dee Recapito)**

98 Dee Ricapito suggested that LMA consider putting a coupon in the Landings Eagle for residents to mail in,
99 providing updated information for the Green book. By doing this now the information would be available well
100 before the deadline for the next issue. A suggested layout will be made available to Irwin Starr to include in the
101 newsletter.
102

103 There will be a Newcomers Party on Tuesday, January 25th, from 6-8:00 PM. This will be an opportunity to
104 welcome new residents to the Landings.
105

106 The dumpsters in back of Kane's Furniture Store need to be covered. Neighbors are complaining of trash blowing
107 all over the area because they are not tended to properly. It was recommended that the property manager send a
108 friendly letter to Kane's, requesting their assistance in eliminating this problem, as a good neighbor policy.
109

110 **Old Business**

111 None
112
113
114

115 **New Business**

116 The proposed budget for fiscal year 2005 was discussed in detail. (A copy of the budget is attached hereto and made
117 a part of these minutes as Exhibit B.)

118
119 A correction was made to Line Item 7886, Communications. This item will now be designated
120 Communications/Public Relations and will be budgeted at \$1,000 for the fiscal year.

121
122 Line Item 7740, Gates – Maintenance is funded at \$10,000 to allow for the purchase of two new gate arms at \$8,000
123 and \$2,000 for normal expenditures.

124
125 Line Item 7175, Drainage Coop Funds has been reduced to \$10,000 in the Budget.

126
127 Larry Spelman made a **motion**, second by Ted Humphrey, to approve an Annual Assessment of \$765 per Unit, per
128 year for the Annual Budget. **The motion passed unanimously.** The 2005 Budget is finalized.

129
130 **Adjournment**

131 At 8:48 P.M. Larry Spelman made a **motion**, second by Ted Humphrey, to adjourn the meeting. **The motion**
132 **passed unanimously.** The next meeting is scheduled for December 2, 2004.

133
134 Respectfully Submitted,

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136 

137
138 Ken Evans, Acting Secretary
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