

George Niel

From: George Niel [George@ArgusMgmt.Com]
Sent: Friday, June 08, 2012 7:42 AM
To: LISA WILLIAMS (lisa@argusmgmt.com)
Subject: LMA MINUTES
Attachments: LMA Minutes 201205 MAY APPROVED.docx; 118A20120508135329.pdf

Lisa:

Please post the attached LMA, minutes and attachments.

Thanks,

George

48 **Drainage**

49 Jack Jost stated that the Pin Tail Creek was being scheduled for cleaning. He then stated that he had
50 received three bids for the County approved drainage work around the North entrance.

51 The three bids are as follows \$18,000.00, \$29,000.00, and \$32,000.00. He then recommended awarding
52 the bid to the lowest bidder Bennett Contracting.

53 Edgar "Larry" Lawrence then made a motion seconded by Ronald DeAnna to award the bid to Bennett
54 Contracting in the amount of \$18,000.00. Motion passed unanimously.

55 **Financial**

56 Discussed during the Treasurer's report.

57 **Lakes**

58 Edgar "Larry" Lawrence, reported that there were timer issues at lake # 1 and that the problem was being
59 worked on. He also stated that the dead debris at lake # 9 was being removed and the lake is now looking
60 much better. He further stated that the additional plantings were being planted at the Bay View Lake.

61 He then reported that the April 14, 2012 hazardous waste pickup was successful with fourteen owners
62 participating. He further stated that the program would still be scheduling pick up every two months but at
63 some time in the future would start quarterly pickups.

64 **Landscape**

65 Joseph Hennessy's report is attached to these minutes.

66 **Strategic Planning/Public Relations**

67 The Strategic Planning/Public Relations report is attached to these minutes.

68 The Board had several questions concerning the Public Website and would address them at the next
69 regular Board meeting.

70 **Roads**

71 Ronald De Anna stated that he had no report but did have a question whether his assumption that the
72 Eagles Point owners were responsible for the pavers in that community and the LMA was responsible for
73 the asphalt. The Manager and the Board members present sated that he was correct in his assumption.

74 One of the Presidents in attendance, Rudy Blohm reported that there was a depression in the roadway at
75 Landings Ct. and Landings Blvd. Jack Jost and Ronald De Anna stated that they would investigate.

76 Jack Jost reported that the 2nd left hand turn at Kestral Parkway North and Route 41 was progressing.

77 **Safety and Security**

78 William Whitman stated the Allegiance contract was not signed and that he had spoken to Henry Rhodes
79 several weeks ago and advised him that in his considered opinion, the contract was good to go and there
80 would be no surprises. He said that the Manager also agreed. He then said that the President stated that he
81 would rather have the Association's attorney review the contract. William Whitman then stated he would
82 volunteer to assist our Counsel who is a real estate attorney because he has extensive knowledge
83 concerning security contracts and might be able to save money by reducing chargeable legal hours.
84 Subsequently, an E-mail was sent to the President and Manager outlining the above; no action was taken.

85 William Whitman advised that the new roving Patrol schedule was well accepted.

86 A lively discussion took place concerning the ropes and posts at the North entrance to The Landings.
87 Several Board members were very adamant that the ropes and posts in question be removed by the LMA
88 and not be replaced, and that the owner and the LHA should solve the problem. William Whitman
89 responded by stating much time and effort was spent on this including an LHA expenditure of \$300.00
90 for a survey depicting that the LMA right-of-way was not where some Board members thought. The ropes
91 and posts were initially put in by the LMA in order to block pedestrian and other traffic cutting through
92 an owner's property and that initially the Board had approved an expenditure of \$400.00 for shrubbery to
93 replace the ropes and posts. The owner rejected this solution and wanted the ropes and posts refurbished

94 and relocated. One of the Directors suggested that the owner be given fifteen-days to remove the ropes
95 and posts. No action was taken.

96 **Old Business:**

97 None.

98 **New Business:**

99 Patricia Decker, President of South IV asked what the Board was going to do about the Painting/Power
100 Washing of the privacy wall. After discussion it was decided to table the issue and include it as a follow
101 up item.

102 **Follow Up Actions:**

- 103 • LMA Vehicles Rules & Regulations
- 104 • Ropes & Posts Issues at an owner's property around the North entrance.
- 105 • Keep Off the Grass Signs.
- 106 • Peregrine Point Drive irrigation repair
- 107 • Garbage Pick Up Schedule (Nora Patterson)
- 108 • Painting/Power Washing of the Privacy Wall
- 109 • Allegiance Contract
- 110 • Newcomer Party
- 111 • Heron Way Sign
- 112 • Lift Station Depression
- 113 • Drainage Issues (Jack Jost)

114 **Adjournment:**

115 Edgar "Larry" Lawrence made a motion, seconded by Barbara Pendrell to adjourn. The motion passed.
116 The meeting was adjourned at 8:56pm.

117 The next regular meeting is scheduled for Thursday, June 7, 2012 at 7:00pm.

118 Respectfully submitted,

119 George Niel, Acting Secretary

GOVERNMENT RELATIONS

MEETING WITH COUNTY COMMISSIONER NORA PATTERSON 4/12/12

- 1. TWO PRIMARY OBJECTIVES OF MEETING**
 - A. TO REVIEW KEY ISSUES WITH NORA AND SOLICIT COUNTY ASSISTANCE WHERE APPROPRIATE**
 - B. TO MEET HENRY RHODES AND JACK JOST AS PRESIDENT AND VP OF LANDINGS MANAGEMENT ASSOCIATION**
- 2. MEETING WAS POSITIVE AND PRODUCTIVE**
 - A. FIRE HYDRANT AT LANDINGS BLVD AND HERON WAY WAS REPAIRED WITHIN DAYS**
 - B. JACK JOST WAS ABLE TO PRESENT DRAINAGE ISSUES AND SOLICIT COUNTY ASSISTANCE.**
 - C. HENRY ADDRESSED INCONSISTENT GARBAGE PICKUP TIMING AND WAS GIVEN CONTACT FOR FOLLOW-UP**
 - D. NORA WAS UPDATED ON LMA PLANS TO ADD SECOND LEFT HAND LANE AT KESTRAL AND RT 41**
 - E. NORA WAS ASKED FOR HELP IN GETTING TREES/SHRUBBERY TRIMMED ALONG THE SOUTH WALL OF PHILLIPPI SHORES PARK**

George Niel

From: istarr [istarr@usa.net]
Sent: Thursday, April 26, 2012 3:29 PM
To: George P. Niel, CAM
Subject: FW: Announcement to LMA and LHA Baords

George, I've sent this to both the LMA and LHA boards. told Henry last week.

Best,
Irwin

I wanted each of you to be aware of this commentary in the May Eagle prior to its delivery.

I'll be happy to answer any questions at the next LMA and LHA board meeting.

I'd appreciate it if you'd keep this to yourselves until the paper is delivered - hopefully by Monday at the latest.

Irwin Starr

Commentary

There comes a time. . .

This writer, editor, publisher, art director, advertising designer/copywriter, reporter, photographer, computer operator, internet site webmaster, etc. has been producing the Landings Eagle and www.LandingsEagle.com for over ten years now. During the ten annual publication months I find myself tied to The Landings two to three weeks every month.

Throughout these ten years three different sales people have assisted in obtaining the clients enabling the paper to morph into far more than the 4 pages the LMA agreed to partially support to ten years ago. In 2011 The Eagle had, regrettably, shrunk to 28 pages. The excellent work of Landin Rene Brooks as our new Account Executive has returned it to a healthy 36 pages.

Since the loss of my life partner and sales person three years ago I have been seeking an individual or enterprise with whom to partner to provide a smooth transition to the next generation Eagle. I recently located a veteran of community newspaper publication interested in expanding a small chain of community papers. Efficiencies of scale can broaden the advertising base while maintaining the localism of the current Eagle.

I am working on details of a transition which will include:

- Full color printing to encourage more enthusiastic advertising and enjoyable reading
- My involvement in content, reporting and editorial for an extended period of time.
- Establishment of a "Landin Content Committee" insuring local content, photography and community involvement. This group will be critical to the gathering, reporting, evaluating and delivering to the publisher local material to maintain our standard of local coverage.
- Plan to ultimately appoint a Landin resident content editor.
- Transition planned at no increase cost to the community
- Expanded space for more community content
- Optional increased visibility for our advertisers at small incremental cost.
- Possible expansion to 12 annual issues


If you'd like to be part of the content committee please advise me, as I'll start putting that group together soon. E-mail me at istarr@usa.net, or call 925-8559.
Watch this space for further details in the June issue.

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THE LANDINGS MANAGEMENT ASSOCIATION, INC.

TO: LMA Board of Directors
FROM: R. Bayles 
SUBJECT: Treasurers Report for Period Ending March 31, 2012
DATE: April 27, 2012

Results for Period Ending March 31, 2012:

There are no significant changes in the 2012 Forecast from the last period. The only change is an increase of \$800 in the C&D Grounds Maintenance Contract line based on YTD expenditures.

The \$3,200 negative variance in the Administration:Accounting line resulted from misbudgeting the annual one-time payment for the audit and tax return preparation. It was budgeted evenly across the year.

The Allegiance contract was not yet signed as of the end of March. When it is, the forecast will be recomputed and the total expense should drop from that shown in the attachment.

The Landings Management Association, Inc.
Forecast of Operations
Fiscal Year 2012

	2012		
	FORECAST	BUDGET	\$ Over Budget
Income			
5010 · Assessments	750,514	750,514	-
5012 · Assessment track C&D	16,259	16,259	-
5030 · Sales & Lease Fees	-	-	-
5040 · Other	-	-	-
5045 · Fines	1,500	1,500	-
5050 · Interest	2,500	2,500	-
5065 · Documents	-	-	-
5070 · Vehicle Decals	900	900	-
5090 · Carryover	-	-	-
Total Income	771,673	771,673	-
Expense			
7100 · Grounds			
7120 · Grounds Contract	39,790	39,790	-
7125 · Chemical Treatment	9,200	9,200	-
7130 · Landscaping	48,800	48,800	-
7140 · Tree Trimming	8,500	8,500	-
7145 · Sprinkler/Irrigation Contract	4,620	3,000	1,620
7155 · Sprinkler/Irrigation Repairs	9,000	9,000	-
Total 7100 · Grounds	119,910	118,290	1,620
7150 · Roads			
7151 · Road Sweeping	14,800	12,240	2,560
7165 · Road Repairs & Maintenance	50,000	50,000	-
7169 · Addition to Road Reserve	60,000	60,000	-
Total 7150 · Roads	124,800	122,240	2,560
7160 · Drainage			
7170 · Ditch Maintenance	10,000	10,000	-
7175 · Drainage	15,000	15,000	-
7178 · Storm Sewer Repair	10,500	10,500	-
Total 7160 · Drainage	35,500	35,500	-
7200 · Maintenance & Repairs			
7210 · Lighting Repairs	3,000	3,000	-
7215 · Lighting Supplies	500	500	-
7220 · Maintenance Supplies	4,000	4,000	-
7225 · Maintenance Man	26,738	26,738	-
7230 · Maintenance Truck	2,000	2,000	-
7235 · Wall Painting & Maintenance	-	-	-
Total 7200 · Maintenance & Repairs	36,238	36,238	-
7300 · Lakes			
7320 · Lakes	10,000	10,000	-
7340 · Fountain Maintenance - Contract	1,800	1,800	-
7345 · Fountain Maintenance - Other	12,000	12,000	-
Total 7300 · Lakes	23,800	23,800	-

The Landings Management Association, Inc.
Forecast of Operations
 Fiscal Year 2012

	2012		
	FORECAST	BUDGET	\$ Over Budget
7500 · Utilities			
7510 · Water/Sewer	600	600	-
7520 · Electric	55,000	55,000	-
Total 7500 · Utilities	55,600	55,600	-
7700 · Security			
7720 · Guardhouse Maintenance	3,000	3,000	-
7723 · Janitorial Service - Guardhouse	1,820	1,820	-
7725 · Security Main Gate	151,859	144,600	7,259
7730 · Roving Patrol	63,597	60,320	3,277
7735 · Security-Other	34,500	34,500	-
7740 · Gates-Maintenance	12,000	12,000	-
7745 · Signage & Miscellaneous	1,000	1,000	-
Total 7700 · Security	267,776	257,240	10,536
7750 · Insurance			
7760 · Insurance	15,381	14,355	1,026
7765 · Damage Claims	-	-	-
Total 7750 · Insurance	15,381	14,355	1,026
7800 · Administration			
7820 · Legal/Professional	7,500	7,500	-
7822 · Litigation Expense	2,695	25,000	(22,305)
7825 · Accounting Services	3,600	3,600	-
7835 · Fees, Dues, License	61	61	-
7840 · Income Tax	600	600	-
7870 · Management Fee	38,077	38,077	-
7880 · Office Supplies, Postage, etc.	4,000	4,000	-
7882 · Document Storage	1,800	2,160	(360)
7885 · Landings Eagle Newsletter	9,100	9,100	-
7886 · Communications	4,300	4,300	-
7887 · Strategic Planning & Pub. Rel.	12,750	10,000	2,750
7888 · Aesthetics	17,500	10,000	7,500
7890 · Bad Debt Expense	5,000	5,000	-
7892 · Property Tax	11	11	-
7895 · Contingency	10,000	10,000	-
Total 7800 · Administration	116,994	129,409	(12,415)

Landscape Committee Update

5/3/12

- Mills contract begins 6/1/12 – Focus on Palm Tree care, Flax Lily and fertilization.
- Dunescape groomed the entire nature trail early April
- Evaluating Island at Pintail and Landings Blvd

George Niel

From: karl maggard [karlm9972@gmail.com]
Sent: Tuesday, May 01, 2012 11:32 AM
To: george neil
Cc: Jack Jost; henry@sqreone.com
Subject: Strategic Planning (Landings Marketing Committee and Government Relations Committee) Report
Attachments: LANDINGS MARKETING COMMITTEE REPORT MAY 3.docx

George,

I will not be present at Thursday's LMA meeting. I have copied you, Jack Jost, who will be presiding (and Henry) copies of my report. Would you please copy and distribute to board members Thursday night.

Thank you,

Karl Maggard

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LANDINGS MARKETING COMMITTEE REPORT MAY 3, 2012

WEB SITE

1. _RDD COMPLETED
 - A. INCORPORATED INPUT FROM DICK BAYLES
 - B. FINAL RDD TO BE SENT TO BOARD MEMBERS BY MAY 8.
2. RESIDENTS IDENTIFIED TO ASSIST WITH DEVELOPING KEY COMPONENTS
 - A. OVER 50 RESIDENTS WILL BE INVITED TO HELP DEVELOP INPUT FOR THE WEB SITE.
 - B. EACH BOARD MEMBER AND ASSOCIATION PRESIDENTS TO BE SOLICITED FOR INPUT
3. REQUEST FOR PROPOSAL (RFP) FOR BIDS ON THE WEB SITE DEVELOPMENT AND HOSTING PROJECT HAS BEEN GENERATED
4. 5 VENDORS IDENTIFIED TO BE INVITED TO BID ON PROPOSAL
5. RFP TO BE SENT TO VENDORS FIRST WEEK OF MAY, 2012
6. RESPONSES TO BE RECEIVED BY MAY 15, 2012
7. AWARD OF CONTRACT BY JUNE 15, 2012
8. LANDINGS MARKETING COMMITTEE (SARA RHODES, PROJECT MGR) AND GEORGE MICHALOPOULOS TO PROVIDE ON-GOING REPORTS TO BOARD
9. MAY-JUNE
 - A. MEETINGS WITH RESIDENTS INVITED TO CONTRIBUTE TO RDD
 - B. INPUT FROM RESIDENTS
 - C. DRAFTS DEVELOPED
10. JULY-AUGUST: EDITED INPUTS USED FOR WEB SITE
11. AUGUST-SEPTEMBER: BETA TEST THE SITE WITH SELECTED PARTICIPANTS
12. OCTOBER-NOVEMBER
 - A. INTRODUCE WEB SITE TO BOARD
 - B. PRESENT APPROVED WEB SITE TO PRESIDENTS COUNCIL
 - C. ROLL-OUT TO 20 ASSOCIATIONS AT INDIVIDUAL MEETINGS
 - D. ROLL-OUT OCTOBER-NOVEMBER, 2012 WHEN SUMMER RESIDENTS RETURN