

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **September 1, 2011**

4
5 **approved**

6 **Call to Order**

7 Henry Rhodes called the meeting to order at 7:04pm at the Landings Racquet Club, 5350 Landings
8 Boulevard, Sarasota, Florida.

9 **Determination of Quorum**

10 Present were Henry Rhodes, William Whitman, Richard Bayles, James Bagley, and Ronald De Anna.
11 Tara Lamb, and Norman Olshansky, joined the meeting in progress.

12 Jack Jost and Edgar "Larry" Lawrence 1st absence.

13 A quorum was present.

14 Presidents or representatives of Associations in attendance:

15
16 Barbara Pendrell Villas at Eagle Point
17 Patricia Decker Landings South IV
18 Norman Olshansky Lakeview
19 Bill Whitman Landings Homeowners
20 Henry Rhodes Landings South VI
21

22 Also present were George Niel of Argus Property Management, Inc., Joseph Hennessy, Landscape
23 Chairman, Irwin Starr of the "Landings Eagle" and two other residents.

24 **Confirmation of Proper Meeting Notice**

25 The notice was posted in accordance with the by-laws of the Association and requirements of Florida
26 Statutes.

27 **Appointment of Acting Secretary**

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

30 The minutes of the August 15, 2011 Board meeting were reviewed, there being one correction, line 114
31 the word not was changed to now. After the correction was made, a motion was made by Richard Bayles
32 seconded by William Whitman, to approve the minutes. Motion passed unanimously.

33 **President's Report**

34 The President stated that the only thing he had to report was that the Budget process was well underway.

35 **Treasurer's Report:**

36 The Treasurer stated that the latest financials of July 31, 2011 were discussed at the August 15,
37 2011 Board meeting and there was no new financial information to discuss.

38 He further stated that the 2012 Budget was far from being ready for a vote, however he is at this
39 time projecting a decrease of \$83.00 for the 2012 annual assessment.

40 The Treasurer's report will be filed for audit without objection.

41 **Committee Reports:**

42 **Aesthetics:**

43 James Bagley reported that the bid for the new post lighting came in at an astronomical price of
44 \$16,400.00 for four lamps. Therefore he is doing further research on the project. He also reported
45 that the enclosure around one of the irrigation pumps and pressure tank would cost \$400.00 to
46 repair and a new enclosure would cost \$450.00. A discussion followed with no action taken.

47 **Environmental:**

48 No report.

49 **Drainage:**

50 In the absence of Jack Jost, Henry Rhodes gave the drainage report which is attached to these
51 minutes.

52 **Financial:**

53 This topic was discussed in conjunction with the Treasurer's report.

54 **Lakes:**

55 No report.

56 **Landscape:**

57 The landscape report is attached to these minutes.

58 A lengthy discussion then took place concerning the trimming of the trees on LMA property and
59 the trimming of trees to an acceptable level on the twenty individual Associations that comprise
60 the LMA.

61 Norman Olshansky then made a motion seconded by Ronald De Anna to rescind the following
62 tree trimming motion which was passed at the August 15, 2011 Board meeting.

63 "The LMA should take responsibility once a year to trim low hanging limbs
64 from trees whose canopy extends over LMA-maintained roadways to a
65 clearance that is acceptable for emergency vehicle passage."

66 Motion passed by a four (4) to three (3) vote.

67 Directors Richard Bayles, William Whitman, and James Bagley cast the three (3) dissenting
68 votes.

69 After further discussion Henry Rhodes appointed Norman Olshansky, Barbara Pendrell, President
70 of the Villas @ Eagles Point, Jack Jost, and William Whitman as an AD HOC committee to
71 thoroughly investigate and come up with a tree trimming plan.

72 **Public Relations:**

73 No report.

74 **Roads:**

75 Ronald De Anna reported that Mariotti Site Development will complete the road repairs as
76 previously approved by the Board on or before the end of September.

77 Ronald De Anna made a motion and Henry Rhodes seconded the motion to approve a
78 proposal/estimate of \$1,250.00 submitted by Richard Stiles of Grimail Crawford Inc. to furnish
79 structural engineering information as requested by FDOT to proceed with the US 41 / Kestral
80 project. The engineering work is to be completed by Tom Slaughter Engineer. Motion passed
81 unanimously.

82 **Safety and Security:**

83 William Whitman reported that the radar equipment has finally been ordered and will arrive at
84 LMA in approximately six (6) weeks. He also reported that the Association is still having issues
85 with the size of trucks coming in and out of "The Landings". Also discussed was the fact that
86 new owners are not being educated sufficiently about becoming a resident of "The Landings".
87 After further discussion Henry Rhodes formed a committee consisting of George Niel, Manager
88 Barbara Pendrell, President of the Villas @ Eagles Point, Tara Lamb, Secretary LMA, William
89 Whitman, Director LMA, and Nick Pocock, President of the Treehouses, to come up with some
90 solutions' concerning both issues.

91 Norman Olshansky brought up the fact the South Gate is still malfunctioning, Richard Bayles
92 stated that the issue is being worked on.

93 **Strategic Planning:**

94 Henry Rhodes reported that two bids were received concerning “The Landings” web site and that
95 further information would be available at the next Board Meeting.

96

97 **OLD BUSINESS:**

98 The tree height issue and the 2012 Budget were previously discussed.

99 The Ropes and Posts issue was postponed until a future Board meeting.

100 Henry Rhodes tasked Richard Bayles to come up with a final Document Retention and Destruction Policy
101 that could be adopted at the next regular Board meeting.

102 Henry Rhodes also tasked Norman Olshansky to come up with a final Conflict of Interest Policy that
103 could be adopted at the next regular Board meeting.

104 Irwin Starr asked the Board to come up with a policy addressing the “Board’s Responsibilities to their
105 Constituents”.

106 **NEW BUSINESS:**

107 None discussed.

108 **FOLLOW UP ACTION:**

- 109 • AD HOC Tree Trimming Committee
- 110 • Length of Vehicles/Rules & Regulations for New Owners
- 111 • Policies Richard Bayles & Norman Olshansky
- 112 • Rope & Posts
- 113 • 2012 Budget Planning

114

115 **ADJOURNMENT**

116 Richard Bayles made a motion seconded by Tara Lamb to adjourn; the motion passed. The meeting was
117 adjourned at 8:23pm. The next regular meeting is scheduled for Thursday, October 6, 2011 at 7:00pm.

118

119 Respectfully submitted,

120

121 George Niel, Acting Secretary