

1 **The Landings Management Association, Inc.**
2 **Minutes of the Board of Directors Meeting**
3 **September 6, 2012**
4 **approved**

5 **Call to Order**

6 Henry Rhodes called the meeting to order at 7:00pm at the Landings Racquet Club, 5350
7 Landings Boulevard, Sarasota, Florida.

8 **Determination of Quorum**

9 Present were Edgar "Larry" Lawrence, Ronald De Anna, Henry Rhodes, Barbara Pendrell,
10 Richard Bayles, Tara Lamb, James Bagley and William Whitman. Absent was Jack Jost (1st
11 absence).

12 A quorum was present.

13 Presidents or representatives of Associations in attendance:

14 Nate Richards	Cloisters
15 Dan Radman	Eagles Point III
16 Barbara Pendrell	Villas @ Eagles Point
17 Patricia Decker	South IV
18 Henry Rhodes	Landings South VI
19 William Whitman	Homeowners Association

20 Also present were George Niel of Argus Property Management, Inc., Irwin Starr of *The*
21 *Landings Eagle*, Joseph Hennessy, Landscape Chairman, and four other residents.

22 **Confirmation of Proper Meeting Notice**

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

25 **Appointment of Acting Secretary**

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

28 On a motion by Richard Bayles and seconded by Barbara Pendrell the minutes of the August 2,
29 2012 regular Board meeting were unanimously approved as presented.

30 **President's Report**

31 There was no President's report however he stated the following;

32 The Landings Eagle transition committee had successfully negotiated a new contract between
33 LMA and IVP, the new owners of the Landings Eagle.

34 He also reported that the Manager negotiated a seven month extension of the Allegiance contract
35 which will effectively save the LMA approximately \$7,700 during the 2013 Budget year,
36 bringing the total saving on the current contract to approximately \$20,000.

37 William Whitman commended the Manager for his negotiating skills and further stated the he
38 and the Manager has taken the first steps in getting an Emergency Response Policy in place in
39 the case of a catastrophic event such as a hurricane.

40 A motion was then made by William Whitman seconded by Richard Bayles to authorize the
41 President to sign the extension agreement. Motion passed unanimously.

42 **Special Presentations**

43 None

44 **Treasurer's Report**

45 The Treasurer's report is attached to these minutes.

46 The Treasurer then stated that the Emergency Response Policy should also include a line of
47 credit for the LMA so that ready cash would be available in case of a catastrophic event. He
48 stated that he and the Manager would investigate on how to obtain a line of credit.

49 Attached is a list of questions from Ronald DeAnna which were answered by the Treasurer.

50 After discussion, the Treasurer's report will be filed for audit without objection.

51 A discussion then arose about how to invoice C&D properties for special projects. In the past, all
52 costs were planned to be recovered by increasing the C&D properties assessment by 9.8% each
53 year, which over time would reimburse LMA while not providing large year-to-year variances in
54 their assessment. LMA is allowed by its Covenants to bill a maximum of 10% increase in
55 assessments each year without the C&D properties having the ability to audit or contest the
56 amount. There are some Directors and committee members that feel that special projects should
57 be billed to the C&D as they occur. It should be noted that Ronald DeAnna is a strong proponent
58 of billing the C&D on an occurrence basis. The Treasurer stated that the Finance Committee was
59 analyzing past C&D expenses and assessments and considering LMA's options for treatment in
60 2013 and beyond. Attached to these minutes is an excerpt from the Documents which allows the
61 LMA to bill the C&D.

62 Joseph Hennessy and James Bagley then opened a discussion concerning the ENA and a
63 remediation plan project that was first broached in either 2006 or 2007 which eventually ended
64 up in litigation. As part of the settlement the remediation plan could now move forward. A
65 motion was then made by Richard Bayles seconded by Edgar "Larry" Lawrence, to approve an
66 expenditure of \$21,000.00 to fund that plan. The motion passed unanimously. The plan is
67 attached to these minutes in the landscape report.

68 Also as part the litigation settlement, the LMA was required to replace the existing chain link
69 fence with an new fence and a locking gate. James Bagley then passed to the Board pictures of a
70 fence that the Aesthetics Committee was recommending at a cost of approximately \$9,000. After
71 discussion Richard Bayles made a motion, seconded by Henry Rhodes, to approve the
72 expenditure. The motion passed on a vote of six to two. Edgar "Larry" Lawrence and Ronald
73 DeAnna cast the two dissenting votes.

74 **Committee Reports:**

75 **Aesthetics**

76 Discussed during the Treasurer's report.

77 **Drainage**

78 In the absence of Jack Jost there was no Drainage report. The President reported that the
79 drainage project ran into some unexpected problems and the Manager was able to have them
80 resolved at no additional cost to the Association.

81 **Environmental**

82 In the absence of Jay Rock, there was no report.

83 **Financial**

84 Discussed during the Treasurer's report.

85 **Lakes**

86 The lake report is attached to these minutes.

87 Larry Lawrence then reported that eight people are signed up for the September 12, 2012
88 hazardous waste program. The next pick up date will be held on December 12, 2012.

89 **Landscape**

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

91 Mr. Hennessy reported that he is getting positive feedback from the community about the good
92 job our new landscaping company is doing. He also reported that our new landscaper took
93 immediate action to repair damage to one of the Association's islands done by some unknown
94 person who ran a vehicle through the island. He further reported that our landscaper also assisted
95 in clearing some tree limbs which was hindering the drainage project at the north gate.

96 **Public Relations**

97 In the absence of Karl Maggard, there was no report.

98 **Roads**

99 Ronald De Anna stated that he had no road report.

100 **Safety and Security**

101 William Whitman reported that he and the Manager have taken the first steps in getting a written
102 Emergency Plan and hope they have a draft of it by the next Board meeting.

103 He also reported that the Manager had solicited three bids for painting the curbing of the
104 Association's approximately fifty-three islands, around 9,259 linear feet and is recommending
105 awarding the bid to Gulfside Painting Company.

106 William Whitman then made a motion seconded by Richard Bayles to award the painting bid to
107 Gulfside Painting to paint the approximately fifty-three islands, around 9,259 linear feet with
108 white paint and reflective paint at the noses of each island and provide where deemed necessary,
109 reflectors at a cost of \$7.75 each. Total project is not to exceed \$17,000.00. The motion passed
110 unanimously.

111 **Strategic Planning**

112 The Strategic Planning report is attached to these minutes.

113 **Old Business:**

114 Due to the hour no old business was discussed.

115 **New Business:**

116 Due to the hour no new business was discussed.

117 **Follow Up Actions:**

118 Garbage Pickup Schedule
119 Allegiance Emergency Proposal
120 Shopping Center Cleanup of Garbage

121 **Adjournment:**

122 Edgar "Larry Lawrence made a motion, seconded by Richard Bayles to adjourn. The motion
123 passed. The meeting was adjourned at 8:47pm.

124 The next regular meeting is scheduled for October 4, 2012.
125 Respectfully submitted,
126 George Niel, Acting Secretary

SARA SEPTEMBER WAITING

George Niel

From: Dick Bayles [rubayles@verizon.net]
Sent: Tuesday, September 04, 2012 2:37 PM
To: Bill Whitman; Henry Rhodes; Jack Jost; 'Jim Bagley'; 'Larry Lawrence'; Norman Olshansky; Richard Bayles (rubayles@verizon.net); Ronald De Anna; 'Tara Lamb'
Cc: george@argusmgmt.com; 'Nate Richards'; Kristina von Kessel; Norman Olshansky
Subject: Treasurer's Report
Attachments: LMA 201207 Treasurers Report.pdf

Please see attached.

Dick B.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 10.0.1424 / Virus Database: 2437/5249 - Release Date: 09/04/12

THE LANDINGS MANAGEMENT ASSOCIATION, INC.

TO: LMA Board of Directors
 FROM: R. Bayles *R. Bayles*
 SUBJECT: Treasurers Report for Period Ending July 31, 2012
 DATE: September 4, 2012

Results for Period Ending July 31, 2012:

The following discusses *major* changes in the 2012 Forecast from the last period:

ACCOUNT	CHANGE	EXPLANATION
7130 – Landscaping and 7140 – Tree Trimming	(843)	Input from Committee Chair (<i>see note</i>)
7155 – Irrigation Repairs	1,000	To account for Cloisters irrigation repairs (LMA share).
7150 – Road Repairs & Maintenance	(28,000)	Increase in costs for Rte. 41 Intersection offset by 50% charge to 9291 – C&D Road Repairs & Maintenance
7170 – Ditch Maintenance and 7175 – Drainage	(2,025)	Input from Committee Chair and sharing of KPWN project with C&D.
7210 – Lighting Repairs	(1,800)	Based on YTD expenditures.
7320 – Lakes	2,000	Based on YTD expenditures.
7345 – Fountain Maintenance – Other	(2,000)	Based on YTD expenditures.
7520 – Electric	(6,000)	Based on YTD expenditures.
7720 – Guardhouse Maintenance	(1,000)	Based on YTD expenditures.
7820 – Legal/Professional	(4,000)	Based on YTD expenditures.
7888 – Aesthetics	19,242	Input from Committee Chair (<i>see note</i>)

7890 – Bad Debt Expense	13,500	Based on analysis of actual collectable receivables.
9285 – C&D Drainage	12,620	Share of cost of KPWN drainage project.
9291 – C&D Road Repairs & Maintenance	16,500	50% share of KPWN & Rte. 41 interchange project.

The current forecast for the year is a loss of \$29,260, an improvement of \$10,731 from budget.

NOTE:

A total of \$30,000, split between Landscaping and Aesthetics, is in the 2012 forecast as requested by the respective committee chairs.

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

	2012				
	ACTUAL YTD	REMAINING vs. FORECAST	FORECAST	BUDGET	FCST VS BUDGET
Income					
5010 · Assessments	437,755	312,759	750,514	750,514	-
5012 · Assessment track C&D	9,484	6,774	16,259	16,259	-
5030 · Sales & Lease Fees	-	-	-	-	-
5040 · Other	-	-	-	-	-
5045 · Fines	646	4	650	1,500	(850)
5050 · Interest	1,617	883	2,500	2,500	-
5065 · Documents	25	(25)	-	-	-
5070 · Vehicle Decals	335	365	700	900	(200)
5090 · Carryover	-	-	-	-	-
Total Income	449,863	320,759	770,623	771,673	(1,050)
Expense					
7100 · Grounds					
7120 · Grounds Contract	21,610	10,330	31,940	39,780	(7,850)
7125 · Chemical Treatment	4,755	2,180	6,935	9,200	(2,265)
7130 · Landscaping	10,492	41,160	51,652	48,800	2,852
7140 · Tree Trimming	2,155	2,650	4,805	8,500	(3,695)
7145 · Sprinkler/Irrigation Contract	1,309	3,311	4,620	3,000	1,620
7155 · Sprinkler/Irrigation Repairs	6,352	3,648	10,000	9,000	1,000
Total 7100 · Grounds	46,674	63,278	109,952	118,290	(8,336)
7150 · Roads					
7151 · Road Sweeping	8,680	6,120	14,800	12,240	2,560
7165 · Road Repairs & Maintenance	8,130	13,870	22,000	50,000	(28,000)
7169 · Addition to Road Reserve	60,000	-	60,000	60,000	-
Total 7150 · Roads	76,810	19,990	96,800	122,240	(25,440)
7160 · Drainage					
7170 · Ditch Maintenance	6,330	670	7,000	10,000	(3,000)
7175 · Drainage	6,975	9,000	15,975	15,000	975
7178 · Storm Sewer Repair	-	-	10,500	10,500	-
Total 7160 · Drainage	13,305	9,670	22,975	35,500	(12,525)
7200 · Maintenance & Repairs					
7210 · Lighting Repairs	621	579	1,200	3,000	(1,800)
7215 · Lighting Supplies	-	500	500	500	-
7220 · Maintenance Supplies	240	2,760	3,000	4,000	(1,000)
7225 · Maintenance Man	14,093	12,645	26,738	26,738	-
7230 · Maintenance Truck	934	1,066	2,000	2,000	-
7235 · Wall Painting & Maintenance	1,807	(207)	1,600	-	1,600
Total 7200 · Maintenance & Repairs	17,696	17,342	35,038	35,238	(1,200)
7300 · Lakes					
7320 · Lakes	9,582	2,418	12,000	10,000	2,000
7340 · Fountain Maintenance - Contract	946	854	1,800	1,800	-
7345 · Fountain Maintenance - Other	3,434	6,566	10,000	12,000	(2,000)
Total 7300 · Lakes	13,962	9,838	23,800	23,800	-
7500 · Utilities					
7510 · Water/Sewer	343	257	600	600	-
7520 · Electric	27,791	21,209	49,000	55,000	(6,000)
Total 7500 · Utilities	28,134	21,466	49,600	55,600	(6,000)
7700 · Security					
7720 · Guardhouse Maintenance	761	1,239	2,000	3,000	(1,000)
7723 · Janitorial Service - Guardhouse	1,225	595	1,820	1,820	-
7725 · Security Main Gate	88,956	59,937	148,893	144,600	4,293
7730 · Roving Patrol	34,949	26,577	61,526	60,320	1,206
7735 · Security-Other	8,454	26,046	34,500	34,500	-
7740 · Gates-Maintenance	4,976	7,024	12,000	12,000	-
7745 · Signage & Miscellaneous	1,592	(592)	1,000	1,000	-
Total 7700 · Security	140,912	120,827	261,739	257,240	4,499

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

	2012				
	ACTUAL YTD	REMAINING vs. FORECAST	FORECAST	BUDGET	FCST VS BUDGET
7750 · Insurance					
7760 · Insurance	8,977	6,404	15,381	14,355	1,026
7765 · Damage Claims	-	-	-	-	-
Total 7750 · Insurance	8,977	6,404	15,381	14,355	1,026
7800 · Administration					
7820 · Legal/Professional	1,736	1,765	3,500	7,500	(4,000)
7822 · Litigation Expense	2,695	-	2,695	25,000	(22,305)
7825 · Accounting Services	3,500	-	3,500	3,600	(100)
7835 · Fees, Dues, License	61	(0)	61	61	-
7840 · Income Tax	-	600	600	600	-
7870 · Management Fee	22,211	15,866	38,077	38,077	-
7880 · Office Supplies, Postage, etc.	984	3,016	4,000	4,000	-
7882 · Document Storage	-	1,800	1,800	2,160	(360)
7885 · Landings Eagle Newsletter	4,174	4,926	9,100	9,100	-
7886 · Communications	-	4,300	4,300	4,300	-
7887 · Strategic Planning & Pub. Ref.	3,354	9,396	12,750	10,000	2,750
7888 · Aesthetics	8,458	20,785	29,242	10,000	19,242
7890 · Bad Debt Expense	-	18,500	18,500	5,000	13,500
7892 · Property Tax	-	11	11	11	-
7895 · Contingency	-	10,000	10,000	10,000	-
Total 7800 · Administration	47,171	90,965	138,136	129,409	8,727
C&D Accounts					
9050 · C&D Electric	342	258	600	300	300
9150 · C&D Insurance	175	125	300	300	-
9230 · C&D Landscaping	1,900	1,900	3,800	3,800	-
9240 · C&D Grounds Maint Contract	3,450	1,570	5,020	6,000	(980)
9260 · C&D Chemical Treatment	860	570	1,430	2,400	(970)
9280 · C&D Irrigation Maintenance	1,001	999	2,000	2,000	-
9285 · C&D Drainage	3,620	9,000	12,620	-	12,620
9290 · C&D Lighting Repairs & Supplies	125	125	250	250	-
9291 · C&D Road Repair & Maintenance	-	20,000	20,000	3,500	16,500
9300 · C&D Maintenance Supplies	25	125	150	150	-
9380 · C&D Administration	175	125	300	300	-
9390 · C&D Prior Year Deficit	-	-	-	-	-
Total 9000	11,672	34,798	46,470	19,000	27,470
Total Expense	405,314	394,577	799,892	811,672	(11,781)
Net Income	44,549	(73,818)	(29,269)	(40,000)	10,731

George Niel

From: Dick Bayles [rubayles@verizon.net]
Sent: Tuesday, September 04, 2012 2:43 PM
To: Bill Whitman; Henry Rhodes; Jack Jost; 'Jim Bagley'; 'Larry Lawrence'; Norman Olshansky; Richard Bayles (rubayles@verizon.net); Ronald De Anna; 'Tara Lamb'
Cc: george@argusmgmt.com; 'Nate Richards'; Kristina von Kessel; Norman Olshansky
Subject: Draft 2013 Budget
Attachments: LMA 2013 Budget 20120904.pdf

Attached is a first draft of a 2013 budget. There are substantial issues still to be resolved with regard to some items, as will be discussed in Thursday's meeting.

Note that the budget must be approved at the November meeting and that the budgets resulting from our September and October meetings are published in *The Landings Eagle*. While substantial changes may be made at the September and October meetings, changes to the October budget typically result in little change to the final assessment approved in November.

Dick B.

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Version: 10.0.1424 / Virus Database: 2437/5249 - Release Date: 09/04/12

The Landings Management Association, Inc.
2012 Forecast and 2013 Proposed Budget

	2012			Proposed		Change	
	Fcst	Budget	\$ vs. Budget	2013	2013 v 2012 Budget	2013 v 2012 Fcst	
Income							
5010 · Owner Assessments	750,514	750,514	-	707,257	(43,257)	(43,257)	
5012 · C&D Assessments	16,259	16,259	-	17,803	1,545	1,545	
5030 · Sales & Lease Fees	-	-	-	-	-	-	
5040 · Other	-	-	-	-	-	-	
5045 · Fines	650	1,600	(850)	1,000	(500)	350	
5050 · Interest	2,500	2,500	-	2,500	-	-	
5065 · Documents	-	-	-	-	-	-	
5070 · Vehicle Decals	700	900	(200)	700	(200)	-	
5090 · Carryover	-	-	-	-	-	-	
Total Income	770,623	771,673	(1,050)	729,260	(42,412)	(41,362)	
Expense							
7100 · Grounds							
7120 · Grounds Contract	31,940	39,790	(7,850)	30,240	(9,550)	(1,700)	
7125 · Chemical Treatment	6,935	9,200	(2,265)	8,930	(270)	1,995	
7130 · Landscaping	51,652	48,800	2,852	70,860	22,060	19,208	
7140 · Tree Trimming	4,805	8,500	(3,695)	5,000	(3,500)	195	
7145 · Sprinkler/Irrigation Contract	4,620	3,000	1,620	3,000	-	(1,620)	
7155 · Sprinkler/Irrigation Repairs	10,000	9,000	1,000	10,600	1,600	600	
Total 7100 · Grounds	109,952	118,290	(8,338)	128,630	10,340	18,678	
7150 · Roads							
7160 · Road Sweeping	14,800	12,240	2,560	15,360	3,120	560	
7165 · Road Repairs & Maintenance	40,000	50,000	(10,000)	4,000	(46,000)	(36,000)	
7169 · Addition to Road Reserve	60,000	60,000	-	60,000	-	-	
Total 7150 · Roads	114,800	122,240	(7,440)	79,360	(42,880)	(35,440)	
7170 · Drainage							
7170 · Ditch Maintenance	7,000	10,000	(3,000)	10,000	-	3,000	
7175 · Drainage	15,975	15,000	(2,000)	15,000	(18,000)	(16,000)	
7178 · Storm Sewer Repair	-	10,500	(10,500)	5,000	(5,500)	5,000	
Total 7170 · Drainage	22,975	35,500	(15,500)	30,000	(23,500)	(6,000)	
7200 · Maintenance & Repairs							
7210 · Lighting Repairs	1,200	3,000	(1,800)	3,000	-	1,800	
7215 · Lighting Supplies	500	500	-	500	-	-	
7220 · Maintenance Supplies	3,000	4,000	(1,000)	3,000	(1,000)	-	
7225 · Maintenance Man	26,738	26,738	-	27,273	535	535	
7230 · Maintenance Truck	2,000	2,000	-	2,000	-	-	
7235 · Wall Painting & Maintenance	1,600	-	1,600	3,500	3,500	1,900	
Total 7200 · Maintenance & Repairs	35,038	36,238	(1,200)	39,273	3,035	4,235	
7300 · Lakes							
7320 · Lakes	12,000	10,000	2,000	11,000	1,000	(1,000)	
7340 · Fountain Maintenance - Contract	1,800	1,800	-	1,800	-	-	
7345 · Fountain Maintenance - Other	10,000	12,000	(2,000)	10,000	(2,000)	-	
Total 7300 · Lakes	23,800	23,800	-	22,800	(1,000)	(1,000)	
7500 · Utilities							
7510 · Water/Sewer	600	600	-	624	24	24	
7520 · Electric	49,000	55,000	(6,000)	52,000	(3,000)	3,000	
Total 7500 · Utilities	49,600	55,600	(6,000)	52,624	(2,976)	3,024	
7700 · Safety & Security							
7720 · Guardhouse Maintenance	2,000	3,000	2,868	2,000	1,868	(1,000)	
7723 · Janitorial Service - Guardhouse	1,820	1,820	-	1,820	-	-	
7725 · Security Main Gate	148,893	144,600	4,293	145,656	1,056	(3,237)	
7730 · Roving Patrol	61,626	60,320	1,206	60,320	-	(1,206)	
7731 · Safety & Security - Other	34,500	34,500	-	17,000	(17,500)	(17,500)	
7740 · Gate-Maintenance	12,000	12,000	-	12,000	-	-	
7745 · Miscellaneous Maintenance	1,000	1,000	-	1,000	-	-	
Total 7700 · Safety & Security	261,739	257,240	8,367	239,796	(12,708)	(23,943)	
7750 · Insurance							
7760 · Insurance	15,381	14,355	1,026	15,966	1,611	585	
7765 · Damage Claims	-	-	-	-	-	-	
Total 7750 · Insurance	15,381	14,355	1,026	15,966	1,611	585	
7800 · Administration							
7820 · Legal/Professional	3,500	7,500	(4,000)	5,500	(2,000)	2,000	

The Landings Management Association, Inc.
2012 Forecast and 2013 Proposed Budget

	2012			Proposed		Change	
	Fcst	Budget	\$ vs. Budget	2013	2013 v 2012 Budget	2013 v 2012 Fcst	
7822 · Litigation Expense	2,695	25,000	(22,305)	-	(25,000)	(2,695)	
7825 · Accounting Services	3,500	3,600	(100)	3,600	-	100	
7835 · Fees, Dues, License	61	61	-	61	-	-	
7840 · Income Tax	600	600	-	600	-	-	
7870 · Management Fee	38,077	38,077	-	39,219	1,142	1,142	
7880 · Office Supplies, Postage, etc.	4,000	4,000	-	4,000	-	-	
7882 · Document Storage	1,800	2,160	(360)	1,800	(360)	-	
7885 · Landings Eagle Newsletter	9,100	9,100	-	9,100	-	-	
7886 · Communications	4,300	4,300	-	4,300	-	-	
7887 · Strategic Planning & Pub. Rel.	12,750	10,000	2,750	10,000	-	(2,750)	
7888 · Aesthetics	29,242	10,000	19,242	10,000	-	(19,242)	
7890 · Bad Debt Expense	18,500	5,000	13,500	6,600	1,600	(11,900)	
7892 · Property Taxes	11	11	-	11	-	-	
7895 · Contingency	10,000	10,000	-	10,000	-	-	
Total 7800 · Administration	138,136	129,409	8,727	104,791	(24,618)	(33,345)	
9000 · C&D Expense							
9050 · C&D Electric	600	3,500	(2,900)	600	(2,900)	-	
9150 · C&D Insurance	300	150	150	300	150	-	
9230 · C&D Landscaping	3,800	300	3,500	3,800	3,500	-	
9240 · C&D Grounds Maint Contract	5,020	300	4,720	5,020	4,720	-	
9260 · C&D Chemical Treatment	1,430	3,800	(2,370)	1,500	(2,300)	70	
9280 · C&D Irrigation Maintenance	2,000	6,000	(4,000)	2,000	(4,000)	-	
9285 · C&D Drainage	12,620	2,400	10,220	-	(2,400)	(12,620)	
9290 · C&D Lighting Repairs & Supplies	250	-	250	250	250	-	
9291 · C&D Road Repair & Maintenance	1,000	2,000	(1,000)	500	(1,500)	(500)	
9300 · C&D Maintenance Supplies	150	250	(100)	250	-	100	
9380 · C&D Administration	300	300	-	300	-	-	
9390 · C&D Prior Year Deficit	-	-	-	-	-	-	
Total 9000 · C&D Expense	27,470	19,000	8,470	14,520	(4,480)	(12,950)	
Total Operating Expense	798,891	811,672	(11,888)	727,760	(83,912)	(71,131)	
Other Expense							
9500 - Funding Prior Years' Deficit	-	-	-	-	-	-	
Total Other Expense	-	-	-	-	-	-	
Total Expense	798,891	811,672	(11,888)	727,760	(83,912)	(71,131)	
Increase/(Decrease) of Surplus	(28,269)	(40,000)	11,731	1,500	41,499	29,768	
Number of Units	702						
Total Annual Assessment	750,514			707,257	(43,257)		
Total Assessment/Unit	\$ 1,069			\$ 1,007	\$ (62)		

Treasurer's Report

- **Land. Blvd. Landscaping Project – Has the School Board or Commercial Area/ Shopping Ct. paid their share of the cost of that improvement?**
- **Kestral & US 41 Signal & Turn Lane Changes Project. – Is the Commercial Area/Shopping Center going to be billed for their share of the \$40,000.00 +/- cost?**
- **What is the total CURRENT amount of reserve for future road repaving?**
- **Please explain the reason of using funds from the- Roads Repairs? Maintenance, Line Item 7165 or Addition To Road Reserve, Line Item 7169 or Line 7150 ---- to fund the cost of the Kestral/US 41 Project. In my opinion as Chairperson of the Roads Committee this Project is a SAFTEY or Convenience Issue. There is nothing being done to improve or repair the road surface.**

My Committee does not want to be similar to the Local, State or Federal Government, that is, robbing Peter to pay Paul.

14 ASSESSMENT OF NON-RESIDENTIAL PROPERTY. The property described in Exhibit "C" has been developed for commercial and business office uses. Part of the two private roads providing access from U.S. Highway 41 to the property described in Exhibit "B" also provides access to the property described in Exhibit "C," such part being designated as "Tract C" and "Tract D" on the aforesaid plat of "The Landings - Unit One." Adjoining "Tract C" and "Tract D" at their respective intersections with U.S. Highway 41 are four parcels (the "Easement Parcels") more particularly described in Exhibit "F." Association is hereby granted a nonexclusive easement over the Easement Parcels for installing, operating, maintaining, repairing, improving, and replacing landscaping, planters, lighting, walls, fences, signs identifying "The Landings," and other improvements of design and character in keeping with an attractive entrance to The Landings. The Easement Parcels, "Tract C," and "Tract D" are collectively referred to herein as the "Entrance Property." Association shall maintain the Entrance Property and all improvements thereon and landscaping and lighting thereof as part of the common areas of The Landings. In recognition of the benefits accruing to the owners of the property described in Exhibit "C" from the maintenance of the Easement Parcels by Association and from the utilization of "Tract C" and "Tract D" by present and future traffic for access to the property described in Exhibit "C," fifty percent (50%) of the amount of all Association assessments, whether annual or special, for defraying the expense of operating, maintaining, repairing, improving and replacing (and creating reserves therefor) the Entrance Property, and all improvements thereon and landscaping and lighting thereof, shall be attributed to the property described in Exhibit "C" and paid by the owners thereof.

George Niel

From: Dick Bayles [rubayles@verizon.net]
Sent: Thursday, September 06, 2012 4:02 PM
To: 'Henry Rhodes'; george@argusmgmt.com; Kristina von Kessel; Nate Richards; Norman Oishansky; Richard Bayles (rubayles@verizon.net)
Subject: Covenant Language re 50% Charge to C&D
Attachments: Covenants re Assessment of Non-Residential Property.pdf

Attached is the relevant language from the Covenants recorded in 2009 regarding our right (obligation?) to bill C&D.

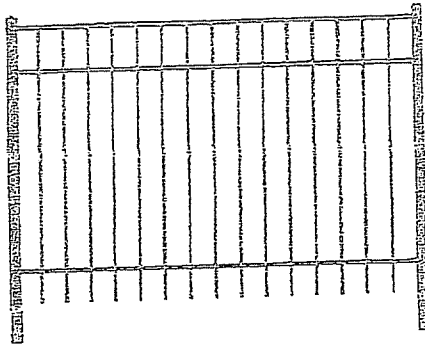
Dick B.

No virus found in this message.

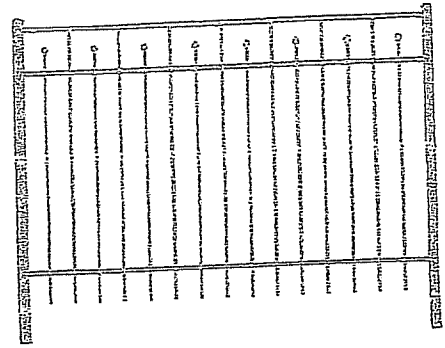
Checked by AVG - www.avg.com

Version: 10.0.1424 / Virus Database: 2437/5252 - Release Date: 09/06/12

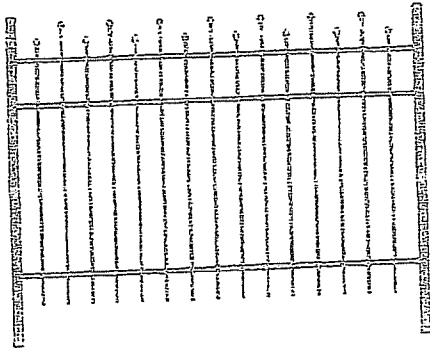
Aluminum - Commercial Grade Styles



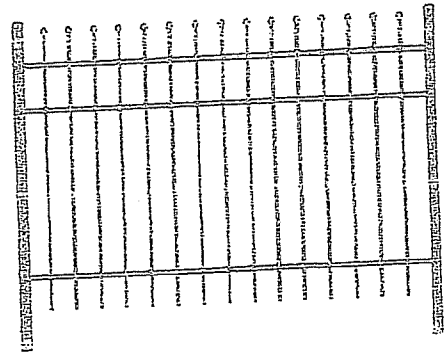
Classic



Wilmington



Blue Ridge



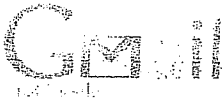
Chicago

Commercial Grade Specs

Rail = 1 1/4" x 1 1/4"

Picket = 3/4" x 3/4"

6 FOOT - 4 RAILS, 2 RAILS, DROP RAIL, POOL CODE, AND PUPPY RAIL AVAILABLE



Joseph Hennessy <josephchennessy@gmail.com>

4Q ENA Horticulture and Fence Plan

Joseph Hennessy <josephchennessy@gmail.com>

Wed, Sep 5, 2012 at 6:57 PM

To: Henry Rhodes <henry@screone.com>, Jack Jost <jljost@verizon.net>, Sara Bagley <sabags@aol.com>

Cc: Joseph Hennessy <josephchennessy@gmail.com>

Henry, Jack and Jim:

Outlined below is brief description of what we are planning to do in the Eagles Nest area in 4Q 2012. I have also included some key items in the 2013 Budget .

Phase 1 - ENA Site Preperation and Clean-Up

- 1) Remove 8 dead trees; Remove Palms under the Ear Pod tree
- 2) Remove vines from all trees and palms
- 3) Limb-Up certain trees
- 4) Cut and Spray weeds under trees
- 5) Brush Hog entire area
- 6) Spray Panincium Grass
- 7) Prune Ear Pod Tree
- 8) Mow 5 foot wide path around the Ear Pod tree
- 9) Install new 4 foot high fence
- 10) Define signage

Phase 2 - Plant 75 trees as defined in the Horticulture Plan

- 1) 9 - Red Maples
- 2) 3 - Sweet Gums
- 3) 26 - Slash Pines
- 4) 34 - Live Oaks (30 gallon containers)
- 5) Run irrigation to the new trees

2013 Budget Items (Planning purposes only):

- 1) Install 193 wax myrtle
- 2) Install 122 palmettos
- 3) Shell Path
- 4) Continue Chemical Treatment and General Maintenance

LMA Lakes Committee Report

September 6, 2012

- Mayne Lake (L-9)-the lake is full of water and the aquatic plants are growing nicely. We've had many nice complements.
- Treehouse Lake (L-2)-the plants are doing very well here too.
- North Lake (L-1)-the lake had sudden growth of alligator weed-quite prolific and difficult to control. Thanks to being alerted by a resident, the situation was caught early. The fountain light fixture will be replaced shortly.
- Bayview Lake (L-6)-the plants at the west end have not begun to multiply and spread. They will continue to be monitored.
- Most of the lakes were sprayed for algae in the last several weeks. Perimeter grasses had to be sprayed at several of the lakes.
- I'm told that overall the lakes are in good condition in comparison to others in the area experiencing the same heat and erratic rainfall.
- Evaluating now whether to adjust the light timers for the shorter days or wait until daylight savings ends November 4.