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THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
January 20, 2009

CALL TO ORDER

The meeting was called to order by President Gordon Garrett at 1:30 p.m. in the Lakeside Room, at the Landings Racquet Club, Sarasota, Florida.

DETERMINATION OF A QUORUM

Present were Gordon Garrett, Bob Fernander, Jack Jost, Jim Goldman, Ralph Ricapito and Jerry Welch constituting a quorum. Absent was Bonnie Dombrosky. Also present were Kevin Lechlitner, General Manager and Shirley Jones of Progressive Community Management, Inc. (PCM).

CONFIRMATION OF PROPER MEETING NOTICE

The notice for the meeting was posted in accordance with By-laws of the Association and requirements of Florida Statutes.

APPROVAL OF MINUTES

A **motion** was made by Jim Goldman and seconded by Bob Fernander to approve the minutes of the December 16, 2008.

Each director present voted in favor of the motion. Motion passed.

TREASURER'S REPORT

Preliminary December financial statement is completed, and there will be some changes before the final is released. There is a small surplus with approximately \$20,000 in cash let for the year 2008.

We received the report from the IRS late in December. The main issue is the income generated from tennis lessons. The IRS declared \$17,000 income and with payment to Robbie of only \$9,000 and assessed a tax due. We paid the balance due, but will determine at a later date if we will challenge. Discussion followed regarding what was done for 2006 and how we have changed our procedures for 2007 and 2008.

MANAGER'S REPORT (Kevin Lechlitner)

(Copy of report attached to these minutes and made a part thereof as exhibit A)
Proceed with the installation of additional wiring for the speakers in the Lakeside Room.

COMMITTEE REPORTS

Tennis (Kevin for Joe Venezia)

There are a couple of things coming up. Next month we will have a Valentine's Day mixer. In March we have two big events. March 1 there will be an exhibition – four players who are in the top rated in the world will have a doubles exhibition. Joe and Kevin will also have a doubles match with two other top rated players. Lessons for Life will be March 14. The Eagle will have an article about the benefit. Luke Jensen will be participating. April will we do the Landings Day Festival again. Need to schedule a farewell snowbirds event, perhaps a jazz festival or a tennis event with a projected date of the 22nd of March.

Lessons are pretty much the same as last year. Some smaller kids did not do much in the fall, but that is picking up a little now.

Pool and Spa (Jay Eisner, Chair)

Review of last year's accomplishments and improvements: revitalization of the pool deck, new pool shower, the wall areas are repainted, the chairs were power washed and cleaned, new umbrellas were purchased and new safety equipment was installed. What is important is to keep it going with constant maintenance. Would like to get additional umbrellas on the deck that would match the ones on the upper deck. It would be a big plus to have the drain area

1 clean up and working properly. Repainting of the structure under the canopy needs to be
2 accomplished before the summer months. A daily, weekly and monthly preventative
3 maintenance program is being developed. We have received some complaints about the
4 cleanliness of the ladies' and men's locker rooms. Cleaning staff are in there three times a
5 week. The members need to be sure to follow the rules and clean up after themselves.

6
7 **Social Committee**

8 Wine tasting will be on February 7 beginning at 7 pm. Wine Warehouse will be bringing in a
9 variety of wines. Hors de vours will be services. The cost will be \$17 per person. Superbowl Party
10 will be on February 1.

11
12 **Landscaping / Irrigation (Ben Mayne, Chair)**

13 Nothing major. The hibiscus have not been removed yet, but they will be removed and
14 replaced with rock. Ben would like to work with the same company that is doing the islands in
15 the Landing to work on the peninsulas in the parking area. Ben will also like suggestions for
16 replacement of the bottle brush.

17
18 **Fitness Center (Bonnie Dombrosky, Chair)**

19 The old TVs can be donated to Good Will or Habitat for Humanity.

20
21 **Library (Ralph Ricapito, Chair)**

22 Book club and other groups are having conflicts with some of the groups that are using the
23 facilities.

24 Scheduling conflicts have arisen between special interest clubs and Boards who need to have
25 Board meetings. Groups that are closed or have a limited number of participants should not
26 take priority over Board meetings and other larger groups.

27 A motion was made by Ralph Ricapito and seconded by Jim Goldman that rooms may be
28 reserved for groups of ten or more, with the exception of Associations, and not more than 48
29 hours in advance at the discretion of the manager of the club.

30 **Each director present voted in favor of the motion. Motion passed.**

31
32 **Facility Maintenance (Bob Fernander, Chair)**

33 Most has been covered in the manager's report. There are still some things that need to be
34 done. The bases of the posts for the canopy need to be painted. Drainage on this side still
35 needs to be addressed and perhaps a solution would be a perforated pvc pipe in the ditch
36 and covered with gravel.

37 The new facilities maintenance chair needs to be aware of the following:

- 38 1) Responsibility: maintenance of the entire facilities and making sure that everything is
39 working and looks nice.
40 2) Responsible: to the needs of the majority as apposed to the wants of the minority
41 3) Stewardship: of the facilities and the budget
42 4) Diligence: see something that needs to be done make sure it gets done
43 5) Innovation: draw upon the new people who will be on the board for new ideas
44

45 **ADJOURNMENT**

46 There being no further business, a **motion** was made by Jack Jost and seconded by Jerry Welch
47 to adjourn.

48 **Each director present voted in favor of the motion. Motion passed.**

49
50 The meeting was adjourned at 2:45 PM.

51
52 Respectfully submitted,

53
54 Shirley N. Jones, Recording Secretary