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THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
February 24, 2009

CALL TO ORDER

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

DETERMINATION OF A QUORUM

Present were Dick Bayles, Bonnie Dombrosky, Andrejs Jurjans, Jim Goldman, Frank Pipers, Ralph Ricapito and Jerry Welch constituting a quorum. 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 Frank Pipers and seconded by Ralph Ricapito to approve the minutes of the January 20, 2009.

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

TREASURER'S REPORT

The draft reports for the year ending December 31, 2008 are completed and ready for the work by the auditor.

We have finalized the chart of accounts and future reports will look slightly different. January is never a very good indicator as to where we are going. Collections are going well.

Resignation of Board Member

Jack Jost who has served our community well and under many different capacities has decided to tender his resignation from the Board of Directors..

Jim Goldman proposed that Andrejs Jurjans be appointed to serve the remainder of Jack's term.

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

MANAGER'S REPORT (Kevin Lechlitner)

(Copy of report attached to these minutes and made a part thereof as exhibit A)

- Frank believes that we should identify all the needs, prioritize them, get cost estimates then develop a plan to accomplish one or two things each month. A list has been developed, but it is not prioritized. Prioritizing the list will be accomplished by the next meeting.
- Board members are not opposed to purchasing and installing a washer and dryer.
- Ranges in the clubhouses will be repaired if possible.
- The repair work to the structure housing the tennis court light switches will be included in our priority list identified above.
- There does not seem to be any problem with changing the maintenance staff hours from 5:00 am to 6:00 am. The roving patrol has different hours in the summer as opposed to the winter and will need to be considered.

1 **COMMITTEE REPORTS**

2 **Tennis (Joe Venezia)**

3 We have a lot going on. The first event will be an exhibition on Sunday, March 1st. On
4 March 6, which is a Friday evening, there will be a tennis round robin with a pasta
5 dinner to follow. March 14th is the Lessons for Life. The sign up is handled by the group
6 organizing the event via telephone. We want to encourage our members to
7 participate. Luke Jensen, grand slam doubles and mixed doubles champion will
8 participate. This will be an event for both tennis players and non-tennis players.
9

10 **Pool and Spa (Jay Eisner, Chair)**

11 The pool committee feels that we accomplished a great deal during the past year and
12 we are developing a routine maintenance program.
13 We have yet to solve the drainage around the pool and the canopy needs to be
14 cleaned and painted. The new umbrellas have been ordered and will arrive by the
15 end of the week.
16

17 **Social Committee**

18 We had a fabulous pancake breakfast and served in excess of 350 pancakes.
19 To do the Koffee Klatch weekly would almost double the costs annually to roughly
20 \$5,000 to \$6,000. The Board has mixed feelings about this as it a benefit to those
21 members who do not play tennis or use the other facilities. For the remainder of the
22 season, let's see if we can add another pancake type breakfast once each month.
23

24 **Landscaping / Irrigation (Ben Mayne, Chair)**

25 We are still considering changing landscaping contractors. The biggest problem
26 remains the sprinkler system and the contractor who is servicing that system.
27 The plans were to replace the dead plants with live plants but if we do not do anything
28 with the irrigation they will not survive. We had planned to replace plants on the
29 peninsulas with some other type of products, such as rocks or mulch.
30 Estimates have been received from a couple of contractors: one which is about \$1,000
31 per month. Jim Goldman proposes that we accept this proposal. We have not
32 received any cost estimates on repairs or extending of the current irrigation system. We
33 should get references from this proposed contractor to see what other work he does in
34 commercial areas.
35 Consensus is to try this new contractor for a period perhaps six month. Thirty day notice
36 will be given to Merle Raber.
37

38 **Fitness Center (Bonnie Dombrosky, Chair)**

39 Bonnie reported that members are appreciative of the new TVs. We need to clean the
40 windows and the fans. Kevin is looking into replacing the fans which would be wall
41 mounted and oscillating.
42

43 **Library (Ralph Ricapito, Chair)**

44 The Book Club is going well.
45

46 **Facility Maintenance (Frank Pipers, Chair)**

47 Frank handed out a draft of the plans that he has developed indicating the state of the
48 facility. He reviewed the plan and how he developed this plan. Kevin provided a
49 spreadsheet that lists the projects, how the project can be completed and the
50 estimated cost/status.
51 Jim Goldman requested that list be posted for members to review and make
52 comments and additions. Most items on the list can be done by the Staff with minimal
53 supplies. The budget needs to be the guide as to what can be done. Any items that
54 Kevin feels are outside the budget will be brought back to the Board for approval.
55

1 **NEW BUSINESS**

2
3 **Monitoring of the Security Cameras**

4 The guard house has been engineered to accomplish the monitoring. Dick Bayles is
5 prepared to recommend that the monitoring begin subject to the hold harmless
6 agreement which was drafted and approved.

7
8 **Guest Fee Policy**

9 Kevin presented a revision of the guest fee policy. Members offered opinions that guest
10 should not have to pay a fees to "sit on a chair."

11 The Board felt additional consideration was needed before making a decision.

12
13 **ADJOURNMENT**

14 There being no further business, a **motion** was made by Jerry Welch and seconded by
15 Dick Bayles to adjourn.

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

17
18 The meeting was adjourned at 2:55 PM.

19
20 Respectfully submitted,

21
22
23
24 Shirley N. Jones
25 Recording Secretary