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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**March 17, 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 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 Lechlitrner, 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 Ralph Ricapito and seconded by Bonnie Dombrosky to approve the minutes of the February 24, 2009.

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

**Treasurer's Report**

Through February we are running about \$11,000 ahead of budget. Caution that this is not indicative of where we will be later in the year after we have completed projects.

**MANAGER'S REPORT (Kevin Lechlitrner)**

(Copy of report attached to these minutes and made a part thereof as exhibit A)  
Lessons for Life was a fantastic event which was very well attended.

**COMMITTEE REPORTS**

**TENNIS (Joe Venezia)**

Lessons for Life was a great event. A number of our own members participated. The Pasta Night round robin was a success. The response was great. The next big event is the Landings Day. As of this date, 28 persons have signed up for the tennis round robin. This is an event for all members not just tennis players and there will be a picnic and games including a dump tank.

**POOL AND SPA (Jay Eisner, Chair)**

The umbrellas are great and the committee thanks Kevin and the Board. The canopy is scheduled for refurbishing in May. Kurt Jenson is going to come and set up a demonstration on how to cure the drainage problem at the pool (east and north side). Frank noted that the wall could be undermined.

**SOCIAL COMMITTEE**

Pancake breakfast is next Tuesday. The Landings Day will be April 18. The next programs will be for the French Open and Wimbledon.

**LANDSCAPING / IRRIGATION (Dick Bayles, Chair)**

Raber is continuing until the end of the month. Dick and Ben will walk the property to come up with a master plan and then meet with the new landscaper.

1 **FITNESS CENTER (Bonnie Dombrosky, Chair)**

2 Still need to replace the fans with wall mounted oscillating fans. The windows need to be  
3 cleaned.

4  
5 **LIBRARY (Ralph Ricapito, Chair)**

6 The final meeting of the book club will be this week. The books for next year have not been  
7 selected.

8  
9 **FACILITY MAINTENANCE (Frank Pipers, Chair)**

10 We need to start somewhere so Frank thought we could start at the beginning and work our  
11 way back, specifically the entrance to the pro-shop.

12 Frank Pipers presented a proposal for upgrading the front entrance to the pro shop, which  
13 included pavers from the Lakeside Clubhouse to the Poolside clubhouse and repairs to the  
14 lamp posts. The estimated cost would be \$5,000.

15 A **motion** was made by Bonnie Dombrosky and seconded by Frank Pipers to allocated \$6,000  
16 for beautification of the front entrance as presented. The caveat being that Frank and Bonnie  
17 work with the architect and decorators to come up with a desirable plan.

18 **All directors present voted in favor of the motion. Motion passed.**

19  
20 **Old Business**

21 **NON MEMBER FEES**

22 The board was asked to review the proposal for additional facility usage fees, which included –  
23 \$3.00 per exercise class and \$3.00 per sessions for card/game sessions.

24 A **motion** was made by Bonnie Dombrosky and seconded by Andrejs Jurjans to accept the fee  
25 for exercise class as presented.

26 **All directors present voted in favor of the motion. Motion passed.**

27  
28 A **motion** was made by Bonnie Dombrosky and seconded by Jim Goldman to accept the fee  
29 for games/cards.

30 **Five directors voted in favor of the motion. Two directors voted against. Motion passed.**

31  
32 **SECURITY MONITORING**

33 Dick Bayles reported he will be meeting with the security staff to begin monitoring the security  
34 cameras.

35  
36 **NEW BUSINESS**

37 **REQUESTED BUDGET FOR MAINTENANCE**

38 Current budget for 2009 includes \$9,500 for repairs and maintenance of the facility.

39  
40 **MISSED LESSON FEE**

41 Policy regarding persons who do not show up for lessons/clinics etc was considered. Joe  
42 reported that this is not abused. Consideration will be given to a 24 hour cancellation policy.

43  
44 **ADJOURNMENT**

45 There being no further business, a **motion** was made by Bonnie Dombrosky and seconded by  
46 Frank Pipers to adjourn.

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

48  
49 The meeting was adjourned at 2:35 PM.

50  
51 Respectfully submitted,

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53  
54 Shirley N. Jones, Recording Secretary