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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**June 16, 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, Jim Goldman, Andrejs Jurjans, 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 Dick Bayles and seconded by Frank Pipers to approve the minutes of the May 19, 2009.

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

**Treasurer's Report**

We spent about \$100,000 this month when we usually spend about \$30,000. The current trend will get us to a zero cash balance at year end. We are 7% over budget for expenses which is not a serious number yet. All in all, we are only \$14,000 over budget which will be corrected before the end of the year. We do have \$100,000 in the hurricane fund that cannot be touched.

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

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

Any Board members who hears comments regarding the new surface on the courts need to let those members know that Tony Ritzman will be in attendance at the July Board meeting. Approval was given to have Sarasota Sprinkler replace the irrigation pump. Tony and Rick from Sarasota Sprinkler and Tony Ritzman will discuss the needs for irrigation of the courts. Kevin asked for clarification of some of the items on the list of maintenance projects.

**COMMITTEE REPORTS**

**TENNIS (Joe Venezia)**

Round Robin will be on Friday, July 3<sup>rd</sup> in the morning. Food will be served after the round robin. There will be another round robin in the latter part of August or early September to coincide with the US Open. We will be sending out a Save the Date letter for the Father/Son Tournament to those who have participated the last three years. Super Seniors will be Wednesday, Thursday and Friday and will overlap with the Seniors. This will be better for the participants, the spectators and the expenses of the tournament. The dates are the week before Thanksgiving, November 18<sup>th</sup> to 20<sup>th</sup> and 19<sup>th</sup> to 22<sup>nd</sup>.

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

We have talked with three contractors regarding the awnings. We have confirmed that we need to refurbish the awnings and the framework. There is one issue with regard to the stripes as they are prone to fading. One company does have an eight year guarantee on

1 the stripes against fading. There have some comments that the stripes need to stay. The  
2 consensus is to keep the stripes and get the best guarantee we can. With regard to the  
3 pool awning, the color is open. The next couple of meetings we can solidify the color  
4 choices and the schedule fall completion.  
5

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

7 Dick reported he is working with Frank on what to put in for barriers between the new  
8 pavers and the soil. We have removed the scruffy plants and some of the dirt to keep it  
9 from running onto the pavers. Then we will be deciding what to plant, something low  
10 growing and colorful. We are trying to determine what to do with the plantings in front of  
11 the fencing around the transformers. The oleanders which are to shield the pool equipment  
12 have not been maintained over the last several years. We are going to cut them back to  
13 about 4 feet and they should grow back and shield the equipment. If they do not grow  
14 back quickly and effectively they will be replaced. Further we are exploring what to do with  
15 the palm trees between the pool and court #1. They are tall, unsightly and difficult to  
16 maintain. We may not be able to do anything this year, but certainly need to get the costs  
17 together for next year's budget.  
18

#### 19 **FITNESS CENTER (Bonnie Dombrosky, Chair)**

20 Everything is going great. Everyone is thrilled with the mirrors, the televisions and the fans.  
21 We still need to retain one portable floor fan that can be moved from the cardio room to  
22 the weight room.  
23

#### 24 **LIBRARY (Ralph Ricapito, Chair)**

25 Another bookshelf has been installed in the library and we may still need to purchase  
26 another one to accommodate all the books.  
27

#### 28 **FACILITY MAINTENANCE (Frank Pipers, Chair)**

29 We had a plan to beautify the front entrance to the pro shop, which has been partially  
30 completed. We still need to do some painting, moving the eagle, etc. There will be  
31 benches installed as soon as they are completed. All new posts were installed due to  
32 rotted wood. We still need to get one of the 6 x 6 posts raised up as the water does not  
33 drain off the roof properly. We have discovered that the walkway from the pro shop to the  
34 courts has a flat roof and water collects on the roof. The aesthetics committee met and has  
35 discussed many beautification projects to include replacement of the concrete walkways.  
36 Pavers would be ideal, however, it is probably not in the budget. We have considered  
37 caulking the cracks and staining the concrete. Dick's experience has been that this is not  
38 worth the money.  
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#### 41 **ADJOURNMENT**

42 There being no further business, a **Motion** was made by Bonnie Dombrosky and seconded  
43 by Dick Bayles to adjourn.

44 ***Each Director present voted in favor of the motion. Motion passed.***  
45

46 The meeting was adjourned at 2:08 PM.  
47

48 Respectfully submitted,  
49  
50

51  
52 Shirley N. Jones, Recording Secretary