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THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
January 16, 2006

CALL TO ORDER

The meeting was called to order by President Jack Jost at 2:00 p.m. in the Lakeside Club, at the Landings Racquet Club, Sarasota, Florida.

DETERMINATION OF A QUORUM

Present were Gordon Garrett, Bob Fernander, Judy Greene, Jack Jost, Marilyn Newman, and Ralph Ricapito constituting a quorum. Absent was Jere Berkey. Also present were Becky Miller, LRC 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 Bylaws of the Association and requirements of Florida Statutes.

APPROVAL OF MINUTES

A motion was made by Ralph Ricapito and seconded by Gordon Garrett to accept the minutes of the December 20, 2005 meeting of the Board of Directors as amended.

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

TREASURER'S REPORT

For the year ending December 31, 2005 the unaudited report shows two items of income, summer members at \$3,200 and initiation fees at \$20,700, which account for the majority of the income over expenditure. The proshop merchandise income and special event income fall short of what was budgeted, however, the expense side was also under budget. Capital expenditure will end the year with about \$11,000 which will be carried forward to 2006. The total income over expenditures, exclusive of depreciation, will be about \$22,000.00.

A decision needs to be made as to where the additional cash will be placed for the best rates. A separate CD should be setup to include the new insurance reserve amount for 2006.

The request was made to set up a separate account for the Landings Learning Group, however, with our new procedure of submitting a form for each event which would reconcile the expenses with the income should address this issue.

MANAGERS REPORT (Becky Miller)

- (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.)

Committee Reports

Landscaping/Irrigation

The landscape committee met with Greenscape to review their contract, then later found that Greenscape was having some issues at another association within the Landings and we have asked that they resolve those issues prior to further discussions. Landscape committee requested an additional bid from Raber Lawn Service. This is a reputable company that does very good work. We have solved the water problem. Raber will coordinate the irrigation and fertilization work being performed by the other contractors. His bid was \$6,000 more than the current contract. The landscape committee recommends that the contract be let to Raber Lawn Service.

Tennis (Lou Furlong)

- (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit B.)

A motion was made by Bob Fernander and seconded by Ralph Ricapito to approve the three events proposed by Tennis Committee: Girls Tournament, Men's Senior Tournament and the USTPA Pro Certifications/Re-certifications provided there is some quid quo pro, that none of the events will result in any costs to the Club and that a contract be provided with the event director.

1 **All directors present voted in favor of the motion. Motion passed.**
2

3 The committee recommends that employees be granted individual memberships during their employment.
4 They cannot be a member of the club as they do not meet the criteria as set forth in the Articles of
5 Incorporation. However, they can be allowed to use the facilities. The league rule is that you must be a
6 member for at least three months to participate on a team.

7 The Board will take this recommendation under consideration. Lou Furlong will designate a committee
8 member to meet with the Board.
9

10 The committee further recommended the purchase of brushes to clean shoes and that water be added to the
11 current cleaning system.
12

13 **Pool and Spa:**

14 A member brought to the attention of the board a problem of an overflow of chlorine in the spa. The
15 problem was addressed by Becky at the time it occurred and it was determined that the automatic feeder
16 was not functioning correctly. It was suggested that as this is not the first time a problem such as this has
17 occurred, that replacement of the equipment be considered instead of continually repairing the system.
18 This is being referred to the facilities to committee for further investigation. The staff needs to add testing
19 of the chemical levels of the spa and pool to the daily routine.

20 There was another failure of a pump motor which is being repaired under warranty. J. J. Frey has offered
21 his services to investigate what is needed to get the entire pool system functioning properly.
22

23 **Social Committee:** (Marilyn Newman and Judy Greene)

24 Movie night was a huge success, with 42 participants. A committee is needed to clean the club room
25 following the event. A checklist for room usage indicating what should be done following an event would be
26 helpful.

27 Movie nights are scheduled for the third Thursday of February and March.

28 Valentine party will be on the 10th of February.

29 Newcomer's party is on February 21, 2006.
30

31 **Fitness Center/Library:** (Ralph Ricapito)

32 The health rider was replaced. The elliptical machine has been a huge success. Additional library space is
33 still needed.
34

35 **Facilities**

36
37 Bob and Becky did a full walk through of the property and have developed a work list. George is working on
38 maintenance projects.
39

40 **Landings Learning Group**

41 There are 124 subscribers. The last event was very well attended. The remaining programs planned for this
42 year are great. The plan is that 2007 will include two separate series: a cultural series and lecture series.
43

44 **OLD BUSINESS**

45 **Architectural Update**

46 Jack met with Gary Hoyt and asked him to delay his efforts until Becky has had a chance to get acclimated
47 to the Club.
48

49 **Visa/Master Card in Pro-shop**

50 It was determined that the annual cost of \$1,000 should not be borne by the Club and that the cost far out
51 weighed any benefit.
52

53 **Bocce court**

54 • (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit C.)
55

THE LANDINGS RACQUET CLUB, INC.
MINUTES OF BOARD OF DIRECTORS MEETING – January 16, 2006
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1
2 A **motion** was made by Bob Fernander and seconded by Judy Greene to authorize the installation of a
3 temporary bocce court in the area proposed.
4 All directors present voted in favor of the motion. Motion passed.

5
6 **ADJOURNMENT**
7 There being no further business, a **motion** was made and seconded to adjourn.
8 ***Each director present voted in favor of the motion. Motion passed.***

9
10 The meeting was adjourned at 3:49 PM.

11
12 Respectfully submitted,

13
14
15
16 Shirley N. Jones
17 Recording Secretary

18
19
20

NOTICE

THE REGULAR MEETING OF THE LANDING RACQUET CLUB BOARD OF DIRECTORS WILL BE HELD AT THE LAKESIDE CLUBHOUSE ON JANUARY 17TH, 2006 at 2:00pm

AGENDA

Call to Order
Approval of DECEMBER 2005 Minutes
Treasurer's Report
Managers Report

Standing Committee reports:

Tennis
Pool & Spa
Social Program
Landscaping & Irrigation
Fitness Center/Library
Facility Maint
Landings Learning Group

Old Business

- a. Architectural update
- b. Decision on changing Landscaping/Irrigation Contracts
- c. Other items TBD by LRC Board of Directors

New Business

- a. Visa/Master card in Pro-shop
- b. Other Items TBD by the LRC Board of Directors

Adjournment

LRC Managers Report

Jan17, 2006

1. Monthly court work provided by TCM (Total Court Maintenance) will happen January 24th and 25th of this month. Robbie, Sam, Bill and I will be meeting with Patrick to discuss court conditions and any issues that need to be addressed regarding future maintainance . Lines will be redone in February and not in October as formerly scheduled. We had a staff meeting regarding courts and cardio tennis, Robbie proposed a solution for noise and distraction and will present to the board.
2. I have met with several committee chairmen regarding facility issues and landscaping. George Lennerton will work full time on maintenance issues beginning Monday, January 16, 2006. Stanley Steamer was here to clean the carpets and sofas in both club houses on Saturday, January 14th. We will schedule the fitness center carpets for later this week.
3. Robbie and I went to Progressive to meet with Shirley and staff to become familiar with their resources. Shirley and Yvonne will be forwarding to me 6 copies of employee handbooks, current employee files and a month to month breakdown of budgeted expenses for 2006. We have had several billing issues over the last 2 weeks and need to address these with Shirley.
4. We have signed up for high speed internet service with Verizon to be installed by the week of January 23. Jack has purchased a software package for the Pro Shop computers that will compliment programs that Progressive currently uses. Both computers will have internet access and with the router that we purchase we will have the capacity to have 4 total computers on line at the same time.
5. Shirley will provide me with a contact for our insurance company. I will be requesting an incident report from them for us to fill out.
6. A Health Ryder was purchased and placed in the fitness center. One new weight tray was also given to us (thank you Bonnie); we are in the process of looking for another free weight rack to purchase.
7. A limited individual membership to LRC staff as a benefit of employment was proposed at the tennis committee meeting last week. I am in support of this recommendation after a grace period of 90 days as well as the use of the club will be outside of the designated work schedule.

LRC Tennis Committee Minutes of January 10, 2006

The committee met with Robbie, Sam, Becky, Jack Jost(part time), Ron Cestar, Bob Fernander(part time), Lisa Bradley, Bill Parks, Martha Sherline and Lou Furlong in attendance. Absent were Gordon Garrett and Glenn Shriberg. Non-committee members present were: Margo Cestar, Carol Furlong, Karin Dempsey, Leslie McLean, Dee Ricapito and Ron Deanna for discussion of team play and memberships in particular.

Round-Robins

The January 8 Round-robin was a schedule change to avoid conflict with Martin Luther King school holiday. The committee members prefer Saturdays over Sundays but they are open to other dates depending on the nearness of a holiday. Despite the short notice on the schedule change, the January 8 "Aussie" round-robin was well attended (8 courts) and the food was ravenously devoured. The next three R-Rs will be:

- Feb 14 with a Valentines theme
- Mar 17 with a St. Patrick's theme
- Apr 8 with a theme TBD

These dates will be reviewed with the Calendar Committee on this Thursday, but are believed to be workable.

Tennis Events at LRC

A number of tennis events were endorsed and will be proposed to the LRC Board:

- **Girls' Tournament (ages 10-18)**

This would be Feb 4 and 5 and would use 4 courts for most of the day. Should be great to watch and provides some balance to the men's events.

- **Men's Senior (60s & 70s) Invitational**

This has been held at LRC for a number of years and a sponsor has been arranged. We anticipate 16 teams of 60s doubles and 12 teams of 70s doubles. Play is scheduled for April 13-16, with court usage high on 13th and 14th decreasing to 4 on Saturday the 15th and 2 for the Sunday finals and consolations. Members have enjoyed seeing area players they know competing against other excellent teams.

- **USPTA Certification and Testing**

Use of 2 courts after prime time for 2 days and a meeting room was endorsed for this USPTA program. Area pros require certification/ recertification. This is tentatively scheduled for Feb. 25 and 26.

- **Club Championship Tournament to be replaced by Member-Guest**

Recent LRC club tournaments have had very small draws. The committee endorsed a member-guest doubles tournament at multiple levels (3.0, 3.5, 4.0 and up) as an experimental replacement, scheduled for April 20th weekend.

- **Argentine exchange**

A group from Argentina is attending a US tournament (Nasdaq 100) and would like to play some matches at LRC and visit our area. They would provide a similar hosting in Argentina. This could include non-tennis related visitors as well.

LRC Memberships and Team Play

After considerable discussion and multiple inputs the following two proposals were endorsed:

- 1. Employees of LRC would be given limited individual memberships as a perk while employed. These would end upon termination of employment. Participation on teams would require their either being off-duty or arranging coverage and make-up, with the LRC site manager making the decision. A reasonable probationary period for new employees before award of this perk was also endorsed.**

This should not require any rule changes and will be presented to the LRC Board as soon as possible.

- 2. LRC Teams would allow guest players to participate in Team Matches. Seasonal League positions would be created giving selected individuals identified by Team Captains (all levels) the opportunity to compete for up to 50% of positions on LRC teams. Players would pay the guest fee but would be allowed to participate more than 2 times a month, and take part in clinics. Challenge ladders would be used to resolve any dispute on relative ability levels.**

We would envision past members and close friends of current members as the likely pool for these League memberships. These memberships would expire each season. This should allow the club to field more teams and the teams to be more competitive within their leagues. Pressure on prime time court usage would not be increased.

Miscellaneous

Several good suggestions were made as follows;

- 1. Screening of pro court/ cardio tennis to prevent (reduce) number of balls going to adjacent court.**
- 2. More and potentially different shoe cleaning systems, options to be identified.**
- 3. Restocking of Coffee Klatch food at 11:00 a.m. to accommodate 9:30 players.**

BACCE COURT PROPOSAL

1. Baccè court would be located on a temporary basis on the left rear of the tennis court #8 – going left in an out-cove toward the Intercostal.
2. This project could be tried on a temporary basis at little or no cost to the Club by staking out the court and using nautical rope as we use for temp. parking. The grass could be cut down low inside the play area.
3. The size could vary from 10 to 12 ft. wide; by 76 to 90 ft. Long. George picked the location, and Becky had the idea of it's being portable and is in favor of it's trial.
- 4 Two Baccè sets will be donated, and could be checked out at the Pro Shop after 12:00 Noon daily. (Exception could be made for League play).

Submitted by:
Dee & Ralph Ricapito
927-6261