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THE LANDINGS RACQUET CLUB

MINUTES OF BOARD OF DIRECTORS MEETING

February 21, 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 Jere Berkey, Bonnie Dombrosky, Gordon Garrett, Jack Jost, and Ralph Ricapito constituting a quorum. Absent were Bob Fernander and Marilyn Newman. 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 Gordon Garrett and seconded by Ralph Ricapito by to accept the minutes of the January 16, 2006 meeting of the Board of Directors as amended.

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

Open items from last meeting:

Excess funds should be in a money market account since the rates are raising and transferring funds is easily accomplished. The insurance fund needs to be in a separate CD or account.

Meeting with tennis committee regarding affiliate members still needs to be handled.

Ralph Ricapito volunteered to work with Becky to get the bocce court installed.

TREASURER'S REPORT

There is no January financial but we do have the draft of the audit report provided by Cavanaugh and Company. All directors were given a copy and Jere reviewed same. Statement of revenue and expense on page two shows an excess of revenue over expense, which is very close to what was projected in October.

The second installment of the insurance assessment is due in 2006. The accumulated fund will be in excess of the 5% of insured value which is the current hurricane deductible.

The insurance fund is still co-mingled with the capital improvement fund.

The management representation letter will be signed by Jere Berkey and Management confirming acceptance of the audit as presented.

Jere Berkey requested that the Board approve the draft audit.

MANAGERS REPORT (Becky Miller)

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

There are still areas of billing that need improvement. Consideration will be given to preparing a letter to be sent to members apologizing for past discrepancies and detailing the billing process. Becky, Shirley and Jere will work on this issue and develop a strategy for improvement.

The defibrillator is in place. There are adequate staff and members who have been trained to use the equipment. A re-training should be scheduled. The person who installed the equipment calls periodically to remind staff to check the battery.

Committee Reports

Tennis (Lou Furlong)

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

1 Robbie provided Becky with the proposal for the upcoming CMA Senior Men's
2 tournament. Club will be paid \$800 (or prorated to actual) for court usage.

3
4 **Pool and Spa** (Jay Eisner)

5 There have been problems during the last couple of months especially with the spa.
6 The automatic chlorinating system was not working properly. The controls have been
7 locked and area has been cleaned up and secured. J. J. Frey and Bob Fernander
8 helped to develop a maintenance checklist and have met with the pool contractor to
9 discuss the expectations.

10
11 **Landscape / Irrigation** (Ben Mayne)

12 We have begun the process of replacing plantings around the front of the buildings.
13 The new landscape contractor, Merle Raber has been working to correct the problems
14 with the irrigation system. The remainder of the landscape planting needs to be done
15 provided additional funds are found.

16
17 **Fitness Center/Library** (Ralph Ricapito)

18 We need to find a personal trainer type person to instruct members on the proper use
19 of the fitness machines. This would perhaps get people who would otherwise not use
20 the facilities to come and participate. An additional rack for weights is needed. There
21 is still a need to expand the fitness facility. Consideration should be given to a different
22 fee structure for the special classes offered, such as yoga, aerobic, water aerobics, etc.
23 whereby the instructors would be paid by the club and the classes are offered to
24 members at no cost. A budget should be developed to determine viability.
25 Three very successful activities during the last month: a computer club, which will meet
26 the third Tuesday of each month, the book club, and a lecture series on Shakespeare.

27
28 **Landings Learning Group**

29 Currently have 140 subscribers to the LLG. Next program is tomorrow with speaker from
30 Ringling Museum. The 2007 programs are nearly complete with a balance between
31 cultural and educational programs. Becky has brought someone in to correct the
32 problem with sound system. The label mike needs to have a wind screen and Becky will
33 get that piece of equipment. The movie night needs to be changed to the fourth
34 Thursday in April to eliminate the conflict with the Landings Management Board
35 meeting. By scheduling for the entire season, conflicts can be eliminated and it helps
36 in promoting programs.

37
38 **Facilities**

39 Discussion of enclosing the porch area could be considered. Consideration should be
40 given to completing a comprehensive building inspection to determine maintenance
41 needs.

42
43 **ADJOURNMENT**

44 There being no further business, a **motion** was made and seconded to adjourn.
45 **Each director present voted in favor of the motion. Motion passed.**

46
47 The meeting was adjourned at 3:42 PM.

48
49 Respectfully submitted,

50
51 

52
53 Shirley N. Jones
54 Recording Secretary