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THE LANDINGS RACQUET CLUB  
MINUTES OF BOARD OF DIRECTORS MEETING  
May 17, 2006

**CALL TO ORDER**

The meeting was called to order by President Jack Jost at 1:33 p.m. in the Lakeside Room, at the Landings Racquet Club, Sarasota, Florida.

**DETERMINATION OF A QUORUM**

Present were Jere Berkey, Bonnie Dombrosky, Bob Fernander, Gordon Garrett, Jack Jost, Marilyn Newman and Ralph Ricapito constituting a quorum. Also present were Bill Woodward, 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 Bonnie Dombrosky and seconded to accept the minutes of the April 18, 2006 meeting of the Board of Directors.

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

**TREASURER'S REPORT**

The income through April is \$2,000 better than budget and expenses were \$2,000 better than budget. Specific items that are over budget are electricity due to the rate increases, landscaping because new plants were installed, and pool and spa repairs because spa repairs were completed.

**MANAGERS REPORT** (Bill Woodward)

- (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.)
- Bill presented a proposal to the Board for in house court maintenance.  
Approval was given to bring in a part time person to help with the heavy duty projects over the summer months.  
Wood along sidewalks is being replaced.  
Repairs to electrical wiring at base of poles needs to be done.  
Staffing schedules were distributed and duties were described.

**COMMITTEE REPORTS**

**Tennis** (Lou Furlong)

- (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit B.)
- Round robins will be scheduled on Saturdays as this appears to be a favored day.  
Next round robin will be the second or third Saturday in June.  
Robbie on vacation from June 6 to July 3 to include three weeks paid vacation.

**Pool and Spa** (Jay Eisner)

Symbiont will be working on updates to the pool system. The fence and pool deck that were cleaned by Shea look great.

**Social Program**

Barbeque will be on May 28<sup>th</sup> and there are a good many signed up.  
July 4<sup>th</sup> activity will be discussed at a later date.

1 **Landscape / Irrigation**

2 Everything is going well with Merle, plants continue to show signs of new growth and the  
3 irrigation is working well.  
4

5 **Fitness Center/Library** (Bonnie Dombrosky and Ralph Ricapito)

6 Bonnie discussed replacing some of the existing equipment with the objective of improving  
7 the quality of the equipment and eliminating duplicates. The room is overcrowded and  
8 safety is an issue.

9 Three new bookshelves were purchased at an unfinished furniture store. George will stain  
10 them and get them installed.  
11

12 **Facilities** (Bob Fernander)

13 Court maintenance is a big issue. The drains between the courts need to be cleaned. The  
14 fencing needs to be tightened up. These items will be part of the summer maintenance  
15 program. The edging around the sidewalks needs to be replaced. Everything that needs  
16 to be pressure cleaned is planned for the summer maintenance. Choosing new chairs and  
17 tables for the clubrooms is still in progress. Cleaning of the deck outside Lakeside club room  
18 was accomplished. Screens need to be replaced. Carpeting in the clubrooms will be  
19 cleaned. Bonnie indicated she had estimates for installation of laminate floor in club rooms  
20 and would bring it to Bob for consideration.  
21

22 **OLD BUSINESS**

23  
24 **Insurance**

25 At this time, the Club has no wind insurance. Other sources, besides our current agency  
26 Atlas Insurance have indicated they had no place to write wind insurance at this time.  
27 Ralph recommended that we add to the insurance fund effectively becoming self insured.  
28 The search for wind insurance will continue.  
29

30 **Hoyt Architects contract**

31 The contract was signed and they have begun their work.  
32

33 **Green Book updates**

34 The rules and regulations for LRC would be a separate part in the LRC green book.  
35 Consideration is being given to producing the owner directory in house. Updating the  
36 owners directory is still in progress.

37 A **motion** was made by Bonnie Dombrosky and seconded by Gordon Garrett to have Jack  
38 Jost write a letter to Bob Capo requesting that addresses of LRC members be included in  
39 the Green book.  
40

41 **Summer Members**

42 Irwin Starr will be asked to include a welcome to all Landings owners to attend the May 28<sup>th</sup>  
43 barbeque and invite them to become summer or regular members. More events that  
44 include non tennis members should be planned. These activities can be publicized by  
45 placing flyers on all the bulletin boards throughout the Community. A flyer can be included  
46 in the next Eagle and Jack will discuss this with Irwin.  
47

48 **NEW BUSINESS**

49  
50 **New Manager Search**

51 We to targeting first the persons we know about. Consideration will be given to candidate  
52 that exhibit good customer service and administrative skills, as well as, knowledge of tennis  
53 and the maintenance and upkeep of tennis facilities.  
54  
55

1 **Members expressed concerns regarding the following issues:**

2 **Electrical usage** - Put out signs to remind members to turn off lights, televisions, etc.

3 **Pool Usage** - Hire someone to monitor the pool during the busiest times when there are a lot  
4 of children using the pool.

5 **Security** - Club usage could be controlled by membership cards.

6 **Club Manager** – As this is a Racquet Club, we need to have someone in the office that is  
7 tennis savvy.

8 **Spanish lessons** - Ralph was given approval to start a Spanish Club/Lesson group.

9 **Name Change** – Has consideration been given to changing the name of the Club so that it  
10 does not seem as restrictive.

11 **Paid fitness instructors** – This was discussed at a previous board meeting and needs further  
12 investigation.

13  
14 **ADJOURNMENT**

15 There being no further business, a **motion** was made and seconded to adjourn.

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

17  
18 The meeting was adjourned at 3:16 PM.

19  
20 Respectfully submitted,

21  
22 

23  
24 Shirley N. Jones  
25 Recording Secretary