

1 THE LANDINGS RACQUET CLUB
2 MINUTES OF BOARD OF DIRECTORS MEETING
3 July 18, 2006
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5

6 **CALL TO ORDER**

7 The meeting was called to order by President Jack Jost at 1:30 p.m. in the Lakeside Room,
8 at the Landings Racquet Club, Sarasota, Florida.
9

10 **DETERMINATION OF A QUORUM**

11 Present were Bonnie Dombrosky, Bob Fernander, Gordon Garrett, Jack Jost, Marilyn
12 Newman and Ralph Ricapito constituting a quorum. Absent was Jere Berkey. Also present
13 were Kevin Lechlitner, LRC Manager and Shirley Jones of Progressive Community
14 Management, Inc. (PCM).
15

16 **CONFIRMATION OF PROPER MEETING NOTICE**

17 The notice for the meeting was posted in accordance with Bylaws of the Association and
18 requirements of Florida Statutes.
19

20 **APPROVAL OF MINUTES**

21 Page 3, line 1 add the word "no" after Club.

22 **A motion** was made by Marilyn Newman and seconded by Bonnie Dombrosky to accept
23 the minutes of the June 20, 2006 meeting of the Board of Directors as amended.

24 **Each director present voted in favor of the motion. Motion passed.**
25

26 **TREASURER'S REPORT**

27 Pro shop income is substantially behind budget and Kevin and Robbie will be working on
28 getting new merchandise in the pro shop.

29 Expenses for June were \$34,060 with income of \$31,888 giving us a deficit of \$2,172. Year to
30 date actual income is \$215,220 with to date expenses of \$225,576 leaving a year to date
31 deficit of \$10,356, which is primarily due to the extensive court maintenance which is
32 typically completed in October being completed early in the year.

33 The balance of Capital Improvement fund is \$44,600.
34

35 **MANAGERS REPORT** (Kevin Lechlitner)

36 Kevin indicated that as he had just started in his position he did not have a report at this
37 time.
38

39 **COMMITTEE REPORTS**

40 **Tennis** (Lou Furlong)

41 (report attached to and made a part of these minutes)

42 Good idea to change up the food choices at the Round Robins.

43 Tennis committee will determine the date for the next Round Robin.

44 The Board has given its support for the Father/Son Tournament and the Super Seniors
45 although that tournament may be awarded to the Meadows, due to the proximity of Bank
46 of America. Since the branch of Bank of America at Proctor and Highway 41 is to be
47 closed, this may create a problem for sponsorship of the tournaments.
48
49

50 **Pool and Spa** (Jay Eisner)

51 All equipment is functioning well and temperature is good. We still need to find a way to
52 control access to the spa controls. Jay, Kevin and Bob will work together to solve this
53 problem.
54
55

1 **Social Program**

2 The Fourth of July party was a huge success and the entertainment was good, even though
3 there were some problems with the sound system and acoustics.

4
5 **Landscape / Irrigation**

6 Nothing to report at this time as Kevin has not yet met Merle Raber.

7
8 **Fitness Center/Library** (Bonnie Dombrosky)

9 Everything is on hold until the expansion plans for the fitness center are complete. A
10 dumbbell rack is still needed. The new shelves are in place in the library.

11 Consideration is being given to starting a round table discussion group in the fall. Further
12 information will be provided at a future meeting. It will be about currently relative topics,
13 be held either weekly or bi-monthly with the first meeting to be in November. Scheduling
14 will be coordinated with the Chairman of the Scheduling committee. The book club will
15 continue again next year.

16
17 **Facilities** (Bob Fernander)

18 Bob reported that he has not had an opportunity to fully discuss the punch list with Kevin.
19 Kevin reported on the status of ongoing projects (copy of report attached).

20 A member present requested the Board consider a method by which a member using the
21 fitness center (especially those who may be doing so alone) could alert someone in the
22 even of an emergency. A life alert system was suggested and Kevin will look into that
23 possibility.

24
25 **OLD BUSINESS**

26
27 **Insurance**

28 Current policies were discussed. Self insurance for the wind was discussed.

29
30 **Green Book**

31 Dick Bayles was provided with a data base of the Racquet Club members. We are
32 encouraging all members to include their e-mail address for communication purposes.
33 Jack Jost has reviewed the LMA data base and made appropriate corrections.

34
35 **Contract with TCM**

36 The contract for court maintenance did not include an opt out provision. Notice was given
37 to Patrick Broderick to correct all undone work. Although he responded in the time frame
38 provided, he did not complete the work requested. Kevin will set up a meeting with Patrick
39 to resolve the issues.

40 The in-house person, Shane Costa, who completed the work on courts 1 and 2 has done an
41 outstanding job.

42
43 **NEW BUSINESS**

44
45 **Storm Preparation**

46 Kevin has reviewed the check list for storm preparation and it seems to be complete and
47 accurate. All items that potentially could become a missile will be secured. The list includes
48 everything that would need to be done to minimize damage. Consideration should be
49 given to finding a way to project the glass, especially the sliding glass doors

50
51 **Water Coolers**

52 All the water coolers were replaced about a year ago and right now at least one-half of
53 them are out of service. The coolers are leased and contact has been made with the
54 leasing company to get them repaired. Kevin will look at the contract and see about
55 getting a new contractor for this service or providing different options.

1
2 **Members Comments**

3 The plans for club expansion were presented at the last meeting. The Board directed Gary
4 Hoyt to rework his plans and a revised plan will be presented to the Board at some future
5 date. The idea is to come up with a long range, master plan to begin consideration of
6 future expansion. Many issues will need to be resolved before any decision on expansion
7 can be made.

8 Members were asked to sign in at the fitness center so that usage could be determined.
9 Consideration should be given to forming a Fitness Center Committee to determine how
10 best to utilize the center and meet the needs of the membership.

11 Kevin should consider providing a suggestion box.

12 Both the fitness center and pool are being used by persons who are not members of the
13 club and security is a big issue. An employee could be randomly assigned to spot check
14 persons using the facility. Ralph suggested that we have a sign in sheet for all persons,
15 whether member or not, and have a security committee that would police the usage of the
16 facilities after hours.

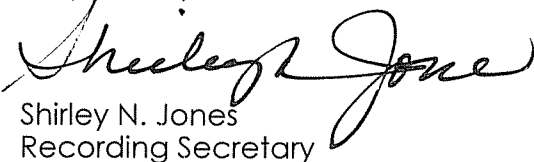
17
18 **ADJOURNMENT**

19 There being no further business, a **motion** was made by Gordon Garrett and seconded by
20 Marilyn Newman to adjourn.

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

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23 The meeting was adjourned at 2:44 PM.

24
25 Respectfully submitted,

26
27 
28
29 Shirley N. Jones
30 Recording Secretary