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THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
May 20, 2008

CALL TO ORDER

The meeting was called to order by President Gordon Garrett at 1:35 p.m. in the Lakeside Room, at the Landings Racquet Club, Sarasota, Florida.

DETERMINATION OF A QUORUM

Present were Bonnie Dombrosky, Gordon Garrett, Jim Goldman, Jack Jost, Ralph Ricapito and Jerry Welch constituting a quorum. Absent was Bob Fernander. Also present were Kevin Lechlitner, 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 Jim Goldman and seconded by Ralph Ricapito to approve the minutes of the April 15, 2008.

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

TREASURER'S REPORT

Expenses are running about \$15,000 better than budget. All in all we are doing quite well before the unexpected expenses. We have spent about \$6,000 in capital expenditures.

The tax returns are completed, have been signed and filed.

We are being audited by the IRS on July 9, 2008. We have discussed the notice with Cavanaugh and Company and they will have all the information necessary and it should be a fairly simple process. We will sign the power of attorney so that they can represent us at the audit.

The insurance went into effective as of May 1, 2008. The cost is about \$15,000 more than last year due in part to the 52% increase in the value of the property which was the result of the insurance appraisal. The hurricane deductible was decreased from 10% to 5%. This will give us an excess amount in the insurance fund due to the decrease in the hurricane deductible.

Two mandatory members have not yet paid and they have been turned over to the attorney for collection. Two optional members have not paid and their memberships have been cancelled.

Summer membership will be advertised in the Eagle.

MANAGER'S REPORT

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

Only visible areas of rot are being replaced at this time. We need to go into the attic area of the poolside clubhouse to inspect for termite damage. Terminex records indicated that in 1999 there was termite damage that was treated and repaired. All four buildings were treated with termadore by trenching around the buildings.

Considerable discussion took place regarding the footings for the new light poles.

COMMITTEE REPORTS

Tennis (Joe Venezia)

We had the first Landings Day Festival which was a success. Many tennis and non-tennis players attended. We had positive feedback and suggestions for upcoming events.

The next function will be June 7th which will be for the French Open with a Round Robin in the morning and then have snack and watch the French open on the big screen.

1 July 4th is a Friday, and there will be a round robin in the morning with food and beverages to
2 follow.

3 Two new clinics will begin in June. One will be a stroke clinic and one will a doubles clinic. Sign
4 up sheets and flyers have been put up.

5 There will be a couple of kids programs for this summer. There are about 30 kids in the program
6 with 6 that are Landings residents. All non members pay \$5 more than the members pay for any
7 program.

8 We are still working on getting sponsors for the Father/Son Tournament. The Holiday Inn
9 declined to sponsor, but are offering discounted rates. Offer special recognition for Landings
10 members who want to be patrons.

11 12 **Pool and Spa (Jay Eisner)**

13 Everything seems to be working well at this time.

14 15 **Social Program**

16 The Memorial Day barbeque will be on Monday, May 26. About 40 persons have signed up,
17 and we will serve hotdogs and hamburgers. Wartime Veterans are free.

18 19 **Landscaping / Irrigation**

20 No new plantings. The summer schedule of landscape maintenance will begin.

21 22 **Fitness Center**

23 Along with physical fitness is mental fitness. A good mental fitness activity is table tennis. Put up
24 a sign up sheet to see what kind of interest there might be in this activity.

25 26 **Library**

27 There is nothing to report and there is no room for more bookshelves.

28 29 **Facility Maintenance**

30 Still need to replace the light fixtures in the cupola in the Lakeside Clubroom.

31 Once the lights have been completed on the tennis courts, we can address the west side of
32 court six. We first have to figure out the drainage especially capturing the clay before it gets to
33 the drains. The storm drain between two and three goes no where and takes forever to drain.

34 A **motion** was made by Jack Jost and seconded by Jim Goldman to get the primary storm
35 drain working between courts 2 and 3 at a cost not to exceed \$5,000. The treasurer, Jerry
36 Welch verified that there are sufficient funds available for this project.

37 **All directors present voted in favor of the motion. The motion passed.**

38 39 **NEW BUSINESS**

40 Coffee Klutch should be done twice a month.

41 42 **ADJOURNMENT**

43 There being no further business, a **motion** was made by Bonnie Dombroksy and seconded by
44 Jack Jost to adjourn.

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

46
47 The meeting was adjourned at 2:38 PM.

48
49 Respectfully submitted,

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52
53 Shirley N. Jones, Recording Secretary