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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**June 19, 2007**

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**CALL TO ORDER**

The meeting was called to order by President Gordon Garrett at 1:30 p.m. in the Lakeside Room, at the Landings Racquet Club, Sarasota, Florida.

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**DETERMINATION OF A QUORUM**

Present were Bonnie Dombrosky, Bob Fernander, Gordon Garrett, Jim Goldman, Ralph Ricapito constituting a quorum. Absent were Jack Jost and Jerry Welch. Also present were Kevin Lechlitner, LRC Manager and Shirley Jones of Progressive Community Management, Inc. (PCM).

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**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.

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**APPROVAL OF MINUTES**

Correction: page 2, line 22 change Rob to Terry from Gym Source.

A motion was made by Jim Goldman and seconded by Bonnie Dombrosky to approve the minutes of the April 17, 2007 as amended.

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

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**TREASURER'S REPORT**

The year to date income and expense shows a \$13,000 loss \$10,000 of which is depreciation leaving an operating loss of about \$3,000. Several areas worthy of comment: income shows that initiation fees are short however there are four new members not reflected until June and we are a little short on special events. Expenses such as replacement plantings are ahead due to seasonality, pool and spa repairs are over budget due to special repairs. Staffing and personnel is over budget by around \$9,000 which will not be solved this year. We are \$7,000 ahead on court maintenance and this helps offset the increased staffing expense.

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**MANAGER'S REPORT**

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

In addition to his report, Kevin fielded questions from the audience:

- landscape timbers at the bicycle rack which will be done
- keeping the work that George is doing away from where members are using facilities (the current project will be completed in June)
- keeping landscape mulch away from areas that are subject to deterioration and Kevin is working with the landscapers to clean up those areas
- the trenches around the tennis courts which were designed to catch the hard true and prevent it from entering the drainage system and damaging the landscaping. The drainage has been cleaned out.

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**COMMITTEE REPORTS**

**Tennis (Joe Venezia)**

Joe was introduced and he is happy to be on staff.

The first Round Robin was held last Friday, followed by a doubles exhibition given by Joe and Kevin. There was a great turnout. The next event will be on Saturday, June 30 at 9:30 with a theme of Wimbledon Whites.

1 We have had some adult clinics and are now working on a Junior's program. Cardio tennis  
2 will start up again on Wednesday, June 20 and will be held once or twice a week during the  
3 summer and in the seasons three or more times per week.

4 Many more round robins and exhibitions are planned and Joe is working on a calendar with  
5 Sue Lewis to schedule the upcoming events.

6 The free stroke clinic will be the first Friday of each month at 10:00 am and will be on one  
7 stroke for period of one hour. Signup sheets will be in the pro-shop for all events. Joe can be  
8 contacted via lrctennisdirector@verizon.net.

9  
10 Committee recommendations were read by Gordon Garrett a copy of which is attached.

11 All members of the Board voted to accept the recommendation of the tennis committee  
12 regarding non-member participation in the women's leagues.

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14 Guest fees: amend the fee structure to read \$10.00 in season and \$5.00 in season after 11:30  
15 am and \$5.00 at all times off season.

16 A **motion** was made by Ralph Ricapito and seconded by Bonnie Dombrosky to accept the  
17 recommendation of the tennis committee to allow anyone to play after 11:30 at a cost of  
18 \$5.00.

19 **Four members voted in favor of the motion and one member voted against the motion.**  
20 **Motion passed.**

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22 We have better control over the non-member use of the facilities. Members can attempt to  
23 determine non member usage, but any inappropriate use should be reported to a staff  
24 member. Closed circuit television have been suggested in the past and it was determined  
25 that the cameras would be basically after the fact and valuable primarily for vandalism. The  
26 issue will be taken under additional advisement.

### 27 28 **Pool and Spa**

29 The pool is great. The spa has had some problems with the Polaris system and the pool  
30 company is looking at a replacement as they have had many repairs and problems.

### 31 32 **Social Program**

33 93 members attended the Memorial Day event. The Board did a great job on the cooking.  
34 The next social activity will be on June 30 and a plan is in place for a dinner and fireworks for  
35 the evening of July 4<sup>th</sup>.

36 Sara has prepared a schedule for the remainder of the year which has been published in the  
37 Eagle and posted on the bulletin board.

### 38 39 **Landscaping / Irrigation**

40 The Washingtonian palms have been trimmed. Mulching has been done in some areas.

### 41 42 **Library**

43 Jerry Don donated a couple of bookcases which worked well to expanded our space and  
44 we have added books on tape.

45 A plaque honoring Ralph Ricapito and all his efforts in maintaining our library was presented.

### 46 47 **Fitness Center**

48 We have talked with Terry from Gym Source. We also got two additional estimates for the  
49 replacement of the equipment. The fitness center has very old equipment that is not well  
50 organized or usable. We have the opportunity upgrade the equipment and make it safer.  
51 Some of the equipment is not commercial grade and is in need of repair.

1 The proposal took into consideration the demographics of our membership and the major  
2 muscle groups. The cardio area will have the same type of equipment only it will be newer  
3 and better quality.

4 The free weight area will have a chest multi-press machine, leg extension and leg curl  
5 machine, pec-dec/rear delt machine, abductor/adductor machine, leg press/calf raises  
6 machine, lat pull down and a set of dumbbell weighing up to 50 pounds. Cybex and Hoist  
7 are the brand names.

8 The warranties are very good with the type of equipment of that has been selected.

9 The total cost is \$33,500 for all the equipment and can be paid either in all cash or financed  
10 over three years. The capital budget for 2007 was \$60,000 with \$5,000 specifically designated  
11 to the fitness center. There are no other major capital improvements planned at this time.  
12 The plans to expand the facility are not on the table at this time.

13 Usage of the facility – Monday, Wednesday, and Friday in one week in January there were  
14 81 people who used the facility.

15 A **motion** was made by Bonnie Dombrosky and seconded by Ralph Ricapito to approve the  
16 purchase of the new, safer equipment not to exceed \$40,000 including financing.

17 **Three members voted in favor of the motion and two members voted against the motion.**  
18 **Motion passed.**

#### 19 20 **Facility Maintenance**

21 Kevin has covered most of the issues, except that new shirts have been purchased for the  
22 staff. There are new tennis shirts and T-shirts are available in the pro-shop and Kevin has  
23 ordered new hats. T-shirts are \$10 and shirts are \$35.

24 Please report any citing of wasps to the pro-shop. The new pool furniture needs to be cared  
25 for, please report any misuse to a staff member.

26 The pro's clinic and lesson fee schedules needs to be posted in prominent places.  
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#### 28 **OLD BUSINESS**

##### 29 **New Membership Proposal**

30 We have four new members since the change in the initiation fee with the \$300 additional  
31 annual dues. Rob Dombrosky is head of the membership committee and he is looking for  
32 more members to assist in canvassing to get new members.  
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##### 34 **Insurance**

35 We do have insurance in place, however, we now have a 10% hurricane deductible.

36 A **motion** was made by Gordon Garret and seconded by Bonnie dombrosky to accept the  
37 proposal for an insurance appraisal from GAB Robins.

38 **Each director present voted in favor of the motion. Motion passed.**  
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#### 40 **ADJOURNMENT**

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

42 **Each director present voted in favor of the motion. Motion passed.**  
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44 The meeting was adjourned at 3:23 PM.  
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46 Respectfully submitted,  
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50 Shirley N. Jones  
51 Recording Secretary