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THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
August 21, 2007

CALL TO ORDER

The meeting was called to order by President Gordon Garrett at 1:32 p.m. in the Lakeside Room, at the Landings Racquet Club, Sarasota, Florida.

DETERMINATION OF A QUORUM

Present were Bonnie Dombrosky, Bob Fernander, Gordon Garrett, Jack Jost, Ralph Ricapito and Jerry Welch constituting a quorum. Absent was Jim Goldman. Also present were Kevin Lechlitner, 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 By-laws of the Association and requirements of Florida Statutes.

APPROVAL OF MINUTES

Amend the minutes as follows:

Page two Committee reports for Fitness should read as follows:

After much discussion about the timing for the ~~purchase acquisition~~ of the fitness center equipment, as approved at the June 19, 2007 meeting of the Board, and its potential for exhausting all available Racquet Club funds, a motion was made by Bonnie Dombrosky and seconded by Jim Goldman to immediately proceed with the ~~purchase acquisition~~ of up to \$34,000 of equipment for the Fitness Center as previously approved and, if financing is required, that authorize Jerry Welch ~~is authorized~~ to make the necessary financial arrangements. **Four members voted in favor of the motion and three members were opposed. Motion passed.**

A motion was made by Ralph Ricapito and seconded Bonnie Dombrosky to approve the minutes of the July 17, 2007 meeting of the Board of Directors as amended.

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

TREASURER'S REPORT

Nothing in the financial statement stands out.

The payments to Robbie Salum which are still outstanding until the amounts due from Robbie to the Club are resolved when he returns in the fall.

Significant variances are in Personnel (over budget) and Tennis court Maintenance (under budget).

MANAGER'S REPORT

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

Father/Son tournament – the commitment has been made for 2008. Preparations for this year are under way. Work is being done on the entry form with invitations to all those who have previously participated. Kevin is working on sponsorship. Potential sponsor were discussed.

COMMITTEE REPORTS

Tennis (Joe Venezia)

September 8th round robin will be followed by an exhibition from the juniors who have been working out here this past summer.

The Landings Junior Program will begin the first week in September.

Tri-City League rosters must be in by September 25.

1 **Pool and Spa**

2 Still having trouble with the Polaris system on the spa. Everything has been done but the
3 chemical balances are still way off. The tubes have been replaced and all the chemicals
4 have been drained and replaced. But they still cannot get it operating correctly.

5
6 **Social Program (Sara Rhodes)**

7 Ice cream social was cancelled due to lack of response.

8 The family fun night is in the planning stages for September 14. We are trying to involve
9 members who have families, with special focus on families who are not yet members.

10 Rob Dombrosky is suggesting an open house after the new fitness equipment has been
11 installed with staff members available to answer questions about the Club. Trial memberships
12 could be offered in stages: the Carriage Houses, the homeowners and the Treehouses. The
13 smaller groups would be easier to manage. This program could start in either October or
14 November and run through March. Also suggested is a program of learn to play tennis
15 followed up with a trial membership.

16 The Welcome Back Party is on November 10th. Veterans Day luncheon will hopefully include
17 a wall of picture without names to see if members can guess who they are.

18 There will be a Halloween Party. Ballroom dancing will be on Wednesdays in October. Film
19 night is still being worked on.

20
21 **Landscaping / Irrigation**

22 The two new backflow valves have been installed. Something needs to be installed such as
23 stations, like four inch pipes filled with concrete to protect the new valves.

24
25 **Library**

26 We have reorganized and the shelves will need to be relabeled. The donation of the two
27 shelves from Jerry Don has given us some wiggle room.

28
29 **Facility Maintenance**

30 Bob and Kevin have walked the property. A list of items to be completed has been
31 developed and a great deal of attention will be given to court drainage. The courts need to
32 be laser leveled to make them drain correctly so that the clay is not washed away. This
33 should be included in the budget for next year. The work will be done the same as what
34 Patrick was doing: remove old material; clean up and add new clay up to the existing lines.
35 Different scenarios are under consideration. Most clubs completely redo the courts (remove
36 all clay, freshen the base and install new clay) sometime at about the 20 to 25 year mark.

37 Adjustment of the bottom rails in taking place at this time.

38 Mulch has been pulled away from the buildings.

39 Painting of the light posts is in progress.

40 The issue of rocks vs concrete is still on the table.

41 Security cameras have been discussed and they should be included in next year's budget.

42 The landscape lighting is being repaired.

43
44 **Old Business**

45
46 **Fitness Equipment**

47 To be installed on Friday, August 24, 2007
48
49

1 **NEW BUSINESS**

2
3 **Shane Costa memorial**

4 Kevin met with Alyssa and she has been given cash donations collected thus far. A tennis
5 tournament and a poker tournament are in the planning stages.

6
7 **ADJOURNMENT**

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

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

10
11 The meeting was adjourned at 2:22 PM.

12
13 Respectfully submitted,

14
15
16
17 Shirley N. Jones
18 Recording Secretary