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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**October 16, 2007**

**CALL TO ORDER**

The meeting was called to order by President Gordon Garrett at 1:34 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, Jim Goldman, Jack Jost and Jerry Welch constituting a quorum. Absent was Ralph Ricapito. Also present were Kevin Lechlitrer, 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**

A **motion** was made by Jack Jost and seconded by Bonnie Dombrosky to approve the minutes of the September 18, 2007 meeting of the Board of Directors.

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

**TREASURER'S REPORT** (Jerry Welch)

\$124,000 in cash which is to pay the expenses for October, November, and December. We are better than budget by roughly 3% for the same reasons as have been reported throughout the year.

Expenses are \$11,820 to the good and income is \$4,106 to the bad for a net of \$7,715.

The three things that jump out are staffing, tennis court maintenance and special events.

**MANAGER'S REPORT** (Kevin Lechlitrer)

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

Discussion regarding the backflow valves at the entrance. General feeling is that we should find out about moving the valve rather than trying to prevent it from being hit by cars.

Court resurfacing will be complete before the Men's league starts and before the Father/Son Tournament.

The plan is to do some merchandising and our new employee will breathe some new life into the pro shop. Discussed several options for additional staffing on weekends to cover the time from 2:30 to 5:30. The status of George was discussed.

Discussed other options for vending including purchasing our own machine or adding another machine in addition to the one that is near the pro shop.

Gordon requested that Kevin invite Secure Access Video solutions to attend our next board meeting (or a special meeting) so that the Board could ask questions. Bonnie indicated that we should move quickly as possible.

A **motion** was made by Bonnie Dombrosky and seconded by Bob Fernander to authorized the expenditure of up to \$6,000 for installation of video cameras as outlined by Kevin.

Jerry Welch reported that he felt we could find the money to pay for this.

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

**Tennis** (Joe Venezia)

Everything is going well and courts are getting more filled. Halloween mixer coming up on October 30 and we still need about 5 more people to sign up. This will be a tag team format.

- 1 People can sign up as individual or as a team. Women's league started today. Clinics for all
- 2 members of the Tri-City league are setting up clinics with Joe.
- 3

1 There are three women's teams: 3.0, 3.5 and 4.0. which is two more than last year.  
2 The only downside is the lack of participation at the younger level, juniors and kids. Gordon  
3 suggested that we could consider setting up some free clinics to work up interest with the  
4 children. Joe included some pictures in the last Eagle to help generate interest. We need to  
5 find a way to do direct marketing to Landings families to get children interested in the free  
6 clinics.  
7

#### 8 **Pool and Spa** (Jay Eisner)

9 As of today, the spa and pool are working well. The nights are getting a little cooler so the  
10 temperatures will need to be adjusted.  
11

#### 12 **Social Program**

13 We need to get things going for the November 11 Welcome Back Party and Veterans Day  
14 Luncheon. Sara Rhodes will be back today and she will have to work on this. Still looking for  
15 pictures of people who served in the military. Also need to find out about the Halloween  
16 Party. What is the consensus about moving the Welcome Back Party inside. Kevin has been  
17 requested to keep the Lakeside room unreserved for that day in the event of rain.  
18

#### 19 **Landscaping / Irrigation** (Ben Mayne)

20 Ben will meet with Merle to find out how much it will cost to install flowers to the Father/Son  
21 tournament. Ben will get back to Kevin with an amount.  
22

#### 23 **Fitness Center**

24 Would like to keep things in order, but it is impossible. Kevin will see if he can schedule  
25 another orientation for sometime during early December, or probably two: one during the  
26 day and one in the evening. There needs to be a refresher on the use of the defibulator.  
27 Kevin will look into the certification program and into setting up an informal introduction.  
28

#### 29 **Facility Maintenance**

30 Saul Lapidus, Ron Deanna and Bob Fernander as the facilities maintenance committee has  
31 developed a list of projects that need to be done before the Father/Son Tournament. Kevin  
32 reviewed the list of projects that have been done and where he is on the other projects.  
33 Bob requested that Ben Mayne include landscape lighting in the 2008 landscape plan.  
34

#### 35 **Old Business**

36 Membership – Open House 10 am to 2 pm Saturday and Sunday this weekend and the offer  
37 will be for a no charge members to run through the month of November. Members of the  
38 Board signed up for two hour slots to be available to answer questions and show the facility.  
39

#### 40 **New Business**

#### 42 **2008 Budget Approval**

43 A motion was made by Jack Jost and seconded by Jerry Welch to approve the 2008 budget  
44 as presented. Four directors voted for and two directors voted against the motion. Motion  
45 passed.  
46

#### 47 **Board of Directors Nominating Committee**

48 Discussed the need or desirability for term limits. If a person expressing the desire to serve on  
49 the board should have that opportunity.  
50  
51

1 **ADJOURNMENT**

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

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

4

5 The meeting was adjourned at 3:10 PM.

6

7 Respectfully submitted,

8

9

10

11 Shirley N. Jones

12 Recording Secretary