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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**October 21, 2008**

**CALL TO ORDER**

The meeting was called to order by President Gordon Garrett at 1:33 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, Ralph Ricapito and Jerry Welch constituting a quorum. 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 Bob Fernander by to approve the minutes of the September 16, 2008 meeting of the Board of Directors.

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

**TREASURER'S REPORT**

We are current \$40,000 below budget but there are some expenses which are yet to come which will take care of much of that.

Status of the IRS audit. We have heard nothing from them since we sent the last set of documents which were sent in September.

**MANAGER'S REPORT**

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

The additional repairs due to the drainage work is the responsibility of the Club as the contract was written to indemnify the contractor for any water line or electrical line breakage.

The bid for the first half of the job was approved for \$9,800 and the actual was done for \$7,500 Additional costs for concrete and the electrical work was done on a time and material basis.

Jack and Ralph requested that at least two more bids are needed before a decision is made.

**COMMITTEE REPORTS**

**Tennis (Joe Venezia)**

We have our second annual Halloween Party next Thursday night and costumes are welcome beginning at 6 pm then play tennis under the lights.

Other events – November will be the Father/Son Tournament and we have key sponsors which were facilitated by Andrea Smith and Frank Pipers. Sponsorship is not an issue, however, we are a little short on the participants. Ralph Ricapito is in charge of host families and is looking for volunteers.

Clinics – it seems that people are starting to return and we are getting more participation. Cardio is still happening at night and will probably add a Saturday clinic.

There should be four men's teams and two women's teams on the Tri-City League.

**Pool and Spa (Jay Eisner)**

Thanked Kevin for assisting in the clean up and repairs around the pool area. There are a couple of small items to finish. The canopy of the opposite side of the pool needs to be repaired, consisting of removal of the canopy, cleaning and scraping the poles and repainting. We are developing a routine schedule for care of the pool deck and there is a budget of \$5,00

1 for 2009 for pool and spa repairs. Two of the three heater/coolers are original and they are  
2 being serviced by Symbiont. We have taken good care of the equipment however, we should  
3 be reserving for the replacement of two of these units. The reserve fund for 2009 has additional  
4 funds for 2009 to cover items such as this which are part of our aging facility.  
5 The heaters are on and are set at 84 degrees.

### 6 7 **Social Program**

8 Veterans Day Celebration will be on Sunday, November 9 and will be combined with a  
9 Welcome Back Party. The Holiday Party is December 6. Both of these have been mentioned in  
10 the Eagle. We do not have a band or music for the Holiday Party and should be booked soon.  
11 The big screen will be up and available for viewing of the World Series.  
12 At the Koffee Klutch on Tuesday November 11 which is Veterans Day and we will be honoring  
13 Fritz Drybrough. The event will start at 11:00 am.

### 14 15 **Landscaping / Irrigation (Ben Mayne)**

16 Since we are out of money, we will putting in just a few flowers and mulch. We have received a  
17 bid from another landscaper to do the landscape work at about half the cost of Raber. Ben  
18 would rather not be involved if he has to deal with another contractor and would ask someone  
19 else to take on this committee. The bid looks good on paper, however, we wonder how he can  
20 do this property for that cost.

21 We need to do something with the planted area close to the pool which. This is an area that  
22 gets noticed especially during the Father/Son Tournament.

23 A **motion** was made by Jim Goldman and seconded by Ralph Ricapito to authorize up to  
24 \$1,000 to clean up the planting beds for the Father Son Tournament.

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

### 26 27 **Fitness Center**

28 The request has been made to replace the two TV in the fitness center due to the fact that the  
29 current ones cannot be seen.

### 30 31 **Library**

32 Thank Natalie Newman as she was a big help in the library during Ralph's absence.

33 Everything is very tight and we could use a one more shelf.

34 The award that is being given to Fritz Dryborough needs to be secured somewhere in the library.

### 35 36 **Facility Maintenance**

37 A few things to add: cover over the ping pong table, policy regarding displays and/or  
38 advertising in the proshop.

39 There should be a policy regarding advertising in the proshop. Posters, business cards, etc.  
40 should not be allowed and the Board should highly discourage advertising. The Board is asking  
41 Kevin use his discretion regarding such advertising.

42 Advertising for the Father/Son tournament should include outside of the community, other tennis  
43 facilities and to Landings residents who are not Club members. Parking will be handled as it has  
44 been in the past with parking along Heron Way.

### 45 46 **OLD BUSINESS**

#### 47 **Drainage Project**

48 The costs on the project will be \$9,500, plus concrete for \$5,800, electrical for \$1,700 and  
49 additional drainage for \$7,500. The total of the project will be \$23,5000.

50 Drainage at the spa and north side of the pool goes under the shower and spills over into the  
51 planting bed. While the contractor was here working on drainage, the ditch was opened and  
52 the trenches were deepened to get the water to the lake as a temporary solution. A new pipe  
53 should be installed to get this drainage completed and would cost \$2,750.

1 A **motion** was made by Jack Jost and seconded by Jim Goldman to expend the \$2,750 to  
2 complete the drainage project as outlined.

3 **All directors present voted in favor of the motion. Motion passed.**  
4

5 Ask Merle to recommend what to put along the sidewalk from the pool between the courts.  
6

7 **NEW BUSINESS**

8 **2009 Proposed Budget**

9 The budget was discussed and the request was made of Kevin and Shirley to include estimated  
10 expenses through the end of 2008. This will be completed and presented to the Board.

11 Reminder that the mailing for the annual meeting and the annual dues billing is to be mailed by  
12 the 20<sup>th</sup> of November.  
13

14 **2009 Board of Directors**

15 There was a discussion of directors whose terms expire at the annual meeting and possible  
16 replacements for those members.  
17

18 **ADJOURNMENT**

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

21 **Each director present voted in favor of the motion. Motion passed.**  
22

23 The meeting was adjourned at 3:10 PM.  
24

25 Respectfully submitted,  
26  
27

28  
29 Shirley N. Jones, Recording Secretary