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**THE LANDINGS RACQUET CLUB**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**December 16, 2008**

**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.

**DETERMINATION OF A QUORUM**

Present were Bonnie Dombrosky, Gordon Garrett, Bob Fernander, Jack Jost, Jim Goldman, 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**

Correction: page 2 line 34 removed the word "any".

A **motion** was made by Bonnie Dombrosky and seconded by Ralph Ricapito to approve the minutes of the November 18, 2008 as amended.

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

**TREASURER'S REPORT**

We are about \$14,000 ahead of budget. As of November 30, 2008 we have around \$175,000 in cash.

The IRS audit is on-going. It has been at least three months since we last heard from the IRS and the auditor indicated he wanted wrap this up by year end. We will let the new CPA determine if we need to amend any of our tax returns.

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

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

TV's for Fitness Center - Best Buy recommended 32" Insignia brand TV's plus mounting brackets at a total cost of \$1,100. Check with DeSears to see if they can match or beat this price.

**COMMITTEE REPORTS**

**Tennis (Kevin for Joe Venezia)**

The holiday round robin is scheduled for the Saturday after Christmas. An Australian open will be in January with the exact date and time to be announced.

Joe is offering specials for lessons series and cardio.

The Father / Son Tournament is locked in for next year. There was some talk about inserting another age group between 60 and 70.

**Pool and Spa (Jay Eisner, Chair)**

The drainage on the north and east side of the pool needs to be corrected. We are trying to get some type of screen or grate to cover the area to prevent leaves and other debris from getting in them. The floats, rings and ropes are deteriorating and need to be replaced as this represents a safety issue.

With regard to the gazebo, we are working at removing the awning then scraping the paint on the support structure then repainting. Kevin and Jay are working together to prepare a list or action tracking of routine work to devise a schedule for that work. The is ready to be power washed again.

1 **Social Committee**

2 SuperBowl Party needs to be scheduled and advertising should start in January.  
3

4 **Landscaping / Irrigation (Ben Mayne, Chair)**

5 We will be replacing plants as we need to. If we want to do anything along the fence between  
6 the courts we will need to install irrigation.

7 In the areas where there are stones, we need to decide what to do with the stones. Removal  
8 would required renting equipment. The large rocks were installed around the drains and we  
9 can install smaller rocks over the large rocks to fill it out and level.

10 The islands at the parking area are still not doing well as nothing seems to grow. We may need  
11 to remove all plants and install just mulch or rock. We will pull the hibiscus and figure out what  
12 to replace with if anything.  
13

14 **Fitness Center (Bonnie Dombrosky, Chair)**

15 The only issue is the TV's and Kevin covered that in his report.  
16

17 **Library (Ralph Ricapito, Chair)**

18 The Bob Greenfield Trophy as been secured. The testimonial for Fritz Drybrough was a fine  
19 success. We have removed the old books and brought in newer books. The hard back books  
20 are donated to the Women's Exchange and paperbacks, to if they have any value, go to the  
21 book exchange.  
22

23 **Facility Maintenance (Bob Fernander, Chair)**

24 Everything has been covered.  
25

26 **OLD BUSINESS**

27 The new service, 5 O'Clock Coffee, seems to be working out well.  
28

29 **NEW BUSINESS**

30 Staff bonuses for all employees were approved either prior to the meeting or in executive  
31 session.  
32

33 **ADJOURNMENT**

34 There being no further business, a **motion** was made by Jack Jost and seconded by Jerry Welch  
35 to adjourn.

36 ***Each director present voted in favor of the motion. Motion passed.***  
37

38 The meeting was adjourned at 2:25 PM.  
39

40 Respectfully submitted,  
41

42  
43  
44 Shirley N. Jones  
45 Recording Secretary