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THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
MAY 18, 2004

CALL TO ORDER

The meeting was called to order by President Bob Fernander at 2:00 p.m. in the Lakeside Club, at the Landings Racquet Club, Sarasota, Florida.

DETERMINATION OF A QUORUM

Present were Bob Fernander, Judy Greene, Jack Jost, Barbara Pendrell, and Ralph Ricapito, constituting a quorum. Absent were Jere Berkey and Colin Wendel. Also present were Kevin Richards, LRC Manager and Shirley Jones of Progressive Community Management, Inc.

CONFIRMATION OF PROPER MEETING NOTICE

The notice for the meeting was posted in accordance with Bylaws of the Association and requirements of Florida Statutes.

APPROVAL OF MINUTES

A **motion** made and seconded to accept the minutes of the March 16, 2004 Board of Directors meeting.
Each director present voted in favor of the motion. Motion passed.

NEW BUSINESS

Treasurer's Report

The Association was currently on budget for operating expenses. Reserve expenses will be recoded to the reserve fund. Next month's report will show reserves broken down by project: Landscape upgrade; lighting for landscape' and fencing and light pole refurbishing.

Operating expenses which are currently over budget are: Salaries, which are approximately \$6,000 over budget and will be analyzed; postage and printing, which will level out over the remainder of the year; termite. which is paid for two months in advance.

Managers Report

In addition to the Manager's report (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.), Kevin Richards reported:

- The fencing around the FPL box is almost complete. Landscaping will grow up to cover the back side.
- The short fencing is still being completed. This is off-schedule due to the departure of one of the employees, who left without giving notice.

COMMITTEE REPORTS

Pool and Spa – The circulating pump for the spa runs continuously 24 hours a day. The temperatures have remained constant with little or no fluctuation.

Social Program – The Anniversary Party was a great success. The pictures in the pro shop are terrific. The planning committee for the pool party will be meeting early the week of May 24th with the party scheduled for Sunday, May 30, 2004. The only other social activity for this year will be the 4th of July party, until the Welcome Back party in the fall.

Landscaping – The Committee did a great job with the landscaping. Members voiced some concerns about the aesthetics of the light poles and fixtures. Although the mercury vapor lights may be cheaper, there are alternatives which would have blended better with the Clubhouse.

THE LANDINGS RACQUET CLUB, INC.
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1 It was also mentioned that the south entrance seemed incomplete. Kevin reported that additional planting
2 could be done in that area out of the regular operating budget and he would look into that.

3
4 A member also requested if some sort of curbing could be extended across the front of the clubhouse to
5 help make that area look more finished and keep the trucks and cars off the grass. Kevin said he would
6 look into alternatives.

7
8 **Tennis** – Summer camp for kids begins on May 24, 2004. This is a six-week program for kids between the
9 ages of 5 and 12 with tennis instruction and swimming under the supervision of a certified lifeguard.

10
11 **Fitness Center and Library** – The staff is doing a better job at keeping the equipment clean in the fitness
12 center. The library was running out of room again. Before additional shelving is installed, a plan needs to
13 be developed.

14
15 **House Committee** – No report.

16
17 **NEW BUSINESS**

18 **Banking Change** – The change to Orion Bank is complete.

19
20 **Green Book Update** – The current rules state that houseguests are free and other guests are \$5.00 (plus
21 tax) per visit. Other clubs charge considerably more with the Bath and Racquet Club charging \$10.00 with
22 a one-guest-per-month limit, except for out-of-town guests. The Meadows offers a summer membership
23 for \$300 and guest fees are \$11.00 in the morning and \$7.00 in the afternoon.

24
25 There was further discussion of the restrictions on the number of times and when guests can and cannot
26 play. It was suggested that the description of the summer timeframe should be from June to September.
27 These issues should be referred to a committee for further review. The Committee will consist of Barbara
28 Pendrell, Ralph Racapito and Jack Jost.

29
30 A **motion** was made by Jack Jost and seconded by Ralph Ricapito to increase the guest fee to \$10.00
31 including tax, and to refer other matters to a committee for further review.

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

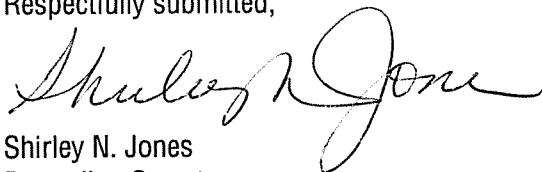
33
34 **Summer Team Play** – Summer team play will be every other week at 9:30. Only three or four courts will be
35 used during the inter-club play. No one on the Board had any problem with this issue.

36
37 **Court Reservations** – Doubles have priority for court reservations. Singles can make arrangements one
38 day before.

39
40 **ADJOURNMENT**

41 There being no further business, the meeting was adjourned at 3:15 p.m.

42
43 Respectfully submitted,

44
45 

46
47 Shirley N. Jones
48 Recording Secretary

LRC Managers Report

May 18, 2004

1. The monthly court work provided by TCM (Total Court Maintenance) will be performed later this month (scheduled for 21-23 May). Edges will be worked and extra attention will be given to Har-Pan areas that are starting to develop. Nets will be adjusted as necessary and about 650 lbs of new material will be added to each court.
2. Telephone located outside the Fitness Center has now been repaired. That new phone will ONLY be able to make local calls and 1-800 calls.
3. New white vinyl fence installed to "hide" the FPL box along side the covered driveway across from the Pro-Shop. We also had a new COMCAST cable installed from the main box near Landings Blvd to our "separation" area (on the outside of the Lakeside Clubhouse) to improve reception in the Fitness Center.
4. New employee (Alex Escalante) started work last week. He is the replacement for Brendan Thompson (Mina's son) who quit a few weeks ago and gave us no notice. I interviewed applicants for the past 2 weeks and offered the job to Alex who is now being trained.
5. Finally received estimate for replacing the "tall" fencing around each **set** of courts. The estimate includes the following: All new green vinyl fencing, all new green top rails, up to 4 new posts per **set** of courts, and all associated parts/clamps. Estimate also includes any and all repairs to tennis courts if damage occurs along the brick line when removing old posts. We have given authorization to the company to purchase ALL the fencing we will need to complete all 8 courts, even though our current plans are to do only 4 (2 sets) this fiscal year. Prices on fencing has already risen three times since January so after discussing with Board members we decided to purchase the fencing now. Current price is just under \$3,800 for each **SET** of courts (plus applicable tax). I also purchased extra top rail to complete our work on the short fencing "in-house".