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THE LANDINGS RACQUET CLUB, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
JUNE 22, 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 and Colin Wendel constituting a quorum. Absent was Jere Berkey. Also present were Kevin Richards, LRC Manager and Shirley Jones representing Progressive Community Management, Inc.

CONFIRMATION OF PROPER MEETING NOTICE

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

APPROVAL OF MINUTES

A **motion** was made and seconded to approve minutes of the May 18, 2004 Board of Directors Meeting. *Each director present voted in favor of the motion. Motion passed.*

TREASURER'S REPORT

On behalf of the Treasurer, Jere Berkey, Kevin Richards presented the Treasurers' report to include a report on the 2003 Audit Report. The Treasurers Report was approved. (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.)

The overage in the Salaries Category was determined to be due to a miscalculation of two areas of the cost: the workers' comp rates and the rate charged for the administration of the payroll. A credit of approximately \$2,926 will be given by not charging any administrative fee until that amount is refunded to the Racquet Club. The \$500 bonus to Robbie Salum should be recoded to the Bonuses category.

MANAGERS REPORT

In addition to the Manager's report, Kevin Richards reported that Cindi will be leaving. He is in search of a replacement for her. (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit B.)

COMMITTEE REPORTS

Pool and Spa

Jay Isner (Chairperson) reported that the water temperature and the air temperature have been the same. It was reported that someone has been tampering with the controls, and the pump lost prime. The repairs are being completed this date. The goal is to maintain the temperature at between 84 and 86 degrees.

Social Program

There has been a poor turnout for the 4th of July Party. Fifty members are needed to make having a function successful. If this goal is not met the party will be cancelled. It was requested and approved that staff members should be paid to handle the clean up after a function.

The next function will be a Halloween Party on October 31st and will take the place of the Welcome Back Party. The Staff Appreciation and Newcomers Parties have not been scheduled. A committee is needed to organize the Valentine Party.

Landscaping

All the work that had been planned has been completed with some expansion into the south entrance. Kevin is working on getting estimates for curbing. The lampposts need to be painted and a metal cap should be installed the keep moisture out of the top.

THE LANDINGS RACQUET CLUB, INC.
MINUTES OF BOARD OF DIRECTORS MEETING – JUNE 22, 2004

Page 2

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Tennis

Lou Furlong (Chairperson) has requested that the guest fee remain at \$5.00 during the low season and increased to \$10.00 during the high season. He also requested a \$5.00 per hour increase in lesson fees for the club pro. (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit C.)

A **motion** was made by Jack Jost and seconded by Ralph Racapito to accept the recommended changes in the guest fees.

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

A **motion** was made by Ralph Racapito and seconded by Barbara Pendrell to approve the increase in the hourly lesson fee for the club pro.

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

Fitness Center and Library

Air conditioning leaked into the center, the coil has been repaired. There is a discrepancy with the temperature in the treadmill room. Call FPL to check the problem and balance the system.

The remodeling of the fitness center was discussed. It was suggested that the sauna, being the least used area, could be eliminated to make room for an extra treadmill and another piece of equipment. It may be best to redesign the entire space.

Additional shelving is needed in the library. A redesign of the shelving may need to be looked at. Ralph, as Chairperson of the library committee, routinely weeds out the older, less read books and maintains the reserved book list.

House Committee

A complete walk through is planned.

NEW BUSINESS

Rule Enforcement

There have been reports of disturbances from guests who are not following the rules. It was recommended that during the height of the season that a staff member is paid to manage the pool area and enforce the rules.

A member expressed dissatisfaction with the Summer Camp run by the Club Pro. Other members expressed their approval of the program, saying that it was a well run program, with adequate supervision of the participants and that was good for both the children and adults and its main purposed was to provide additional income for the Club Pro during the off season.

Green Book Committee

The committee provided the Board with recommended changes to the Green Book, including changes to the guest fees, and changes in the definition of the season and the off season. The committee recommended that the proposed changes be provided to Landing Management for incorporation in the next printing of the Green Book. The Board unanimously approved the changes.

Camp Report

Robbie Salum wishes to extend his thanks to the Board for the opportunity to conduct the summer camp. It was a fantastic experience for all.

THE LANDINGS RACQUET CLUB, INC.
MINUTES OF BOARD OF DIRECTORS MEETING – JUNE 22, 2004
Page 3

1 **Defibrillator**

2 It has been requested that classes be conducted by the staff on how the defibrillator works. This will be
3 scheduled.

4

5 **ADJOURNMENT**

6 There being no further business, a **motion** was made by Judy Greene and seconded by Jack Jost to adjourn.
7 The meeting was adjourned at 3:25 p.m.

8

9 Respectfully submitted,

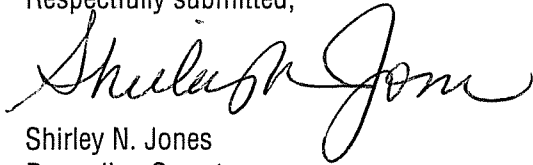
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Shirley N. Jones
Recording Secretary