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THE LANDINGS RACQUET CLUB MINUTES OF BOARD OF DIRECTORS MEETING February 20, 2007

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, Bob Fernander, Gordon Garrett, Jack Jost, and Ralph Ricapito and Jerry Welch constituting a quorum. Absent was Jim Goldman. Also present were Kevin Lechlitner, 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 Ralph Ricapito seconded by Bonnie Dombrosky to approve the minutes of the January 16, 2007.

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

TREASURER'S REPORT

Expense in line with budget. There are no initiation fees for last month. Still have 59 members who have not paid their dues, with 15 of those as voluntary members. Kevin will be supplied with the names of those who have not paid.

Manager's Reports

(Copy of report attached to these minutes and made a part thereof as exhibit A)
Patio Furniture -three options: re-strap only at about \$3,500; reconstruct current chairs for just under \$7,000 plus; or purchase new at \$10,400 for the same number of chairs and chaises and have a five year warranty. There is a whole palette of colors for both the frame and the slings.

A **Motion** was made by Bonnie Dombrosky to purchase the new chairs and seconded by Ralph Ricapito in the amount of \$10,400.

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

Court lights – several options: fill interior with epoxy, this is like putting a band aid on a broken leg, drill into the concrete footer and install re-bar then pour additional concrete around the pole. The Board has charged Kevin with gathering more information keeping in mind the hurricane season is approaching. Kevin will have the all the information and present it at the next meeting.

Sidewalks – between 2 & 3 and 6 & 7 where the rock is along the sidewalk. Two options, cement the entire area and install shell. This should be put on hold until the lighting and draining are resolved.

Need rules regarding recyclables.

Clocks on the courts – need them on all courts.

1 **COMMITTEE REPORTS**

2
3 **Tennis** (Lou Furlong)

4 (Copy of report attached to these minutes and made a part thereof as exhibit B)
5 Round Robins – Saturdays at 11:00 am and will continue at least once a month during the
6 season.

7 Need a replacement for the Tennis Committee Chair. Suggestion was made that Landings
8 residence who move away could still be members.

9 Next Round Robin will be on Saturday the 17th of March and the Racquet Club
10 Championship would be in April and plan should included bringing in guests to gather enough
11 people to play. Those who attend the event should be helping to clean up.

12 There are more activities for younger people to participate.
13

14 **Pool and Spa** (Jay Eisner)

15 The spa issues is being handled by Kevin. The new chairs will be a big help. Even during the
16 cold snap the pool has been keeping the temperature where it needs to be.
17

18 **Social Program**

19 Jack Jost has offered to prepare a job description for this chairmanship.
20

21 **Landscaping** (Ben Mayne)

22 The bed to the east and west of the fitness center and to the north of the pool have been
23 replaced keeping within the budget authorized by the Board.
24

25 **Fitness Center** (Bonnie Dombrosky)

26 Bonnie asked to be included in the meeting with Rob Plattner. The odor is still a problem,
27 which comes from people and perhaps from the p-traps in the drains.
28

29 **Library** (Ralph Ricapito)

30 The activities we have are going well. The last discussion group had 35 people, the book
31 club and computer club are going well. The Spanish classes had to be discontinued due to
32 lack of organization. We will need to add more book cases.
33

34 **Facility Maintenance** (Bob Fernander)

35 Everything has been covered.
36

37 **Membership**

38 We need a new plan which is concrete and plan to do a direct mailing to all non members
39 in the Landings. We need to be ready to make a hard push early next fall. The newcomers
40 party for all new residents will be on February 27 and all Board members should attend and
41 talk up the club. Renters who rent a non member home is not eligible to use the club. An
42 associate membership should be considered. We should continue the summer membership.
43

44 **Movie Night**

45 This has been discontinued until we have the proper set up and not have to charge. The
46 discussion after the movie is the draw for this type of activity. This was a great social activity
47 for many members that do not use any other of the facilities.
48

49 **Security**

50 Need to find a way to keep those persons who are not members out of the pool and fitness
51 center after hours and on weekends. Do we wish to have a person who would police the
52 area or have some kind of identification system such as an ID card or wrist band. Establish a

1 committee to look into this issue. A meeting will be held on Wednesday, February 21, 2007 at
2 9:00 am to discuss the security issue.
3

4 **NEW BUSINESS**
5

6 **Activities for Children**

7 It is important for the club to provide activities for the children. Ralph has offered to meet
8 with Joan Golub to set up a calendar and schedule of children's activities.
9

10 **Fitness Center**

11 In the by-laws or governing documents do not reference the fitness center, it evolved after.
12 Is it possible to separate the fitness center from the club and sell memberships for the fitness
13 center only. This may be a way to get the fitness center expanded and remodeled.
14

15 **ADJOURNMENT**

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

17 ***Each director present voted in favor of the motion. Motion passed.***
18

19 The meeting was adjourned at 3:05 PM.
20

21 Respectfully submitted,
22
23
24

25 Shirley N. Jones
26 Recording Secretary