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THE LANDINGS RACQUET CLUB  
MINUTES OF BOARD OF DIRECTORS MEETING  
MARCH 15, 2005

CALL TO ORDER

The meeting was called to order by President Jack Jost at 2:05 p.m. in the Lakeside Club, at the Landings Racquet Club, Sarasota, Florida.

DETERMINATION OF A QUORUM

Present were Jere Berkey, Bob Fernander, Gordon Garrett, Judy Greene, Jack Jost, and Marilyn Newman constituting a quorum. Absent was Ralph Ricapito. Also present were Kevin Richards, 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 Bylaws of the Association and requirements of Florida Statutes.

APPROVAL OF MINUTES

A **motion** was made by Marilyn Newman and seconded Gordon Garrett to accept the minutes of the February 15, 2005 meeting of the Board of Directors.

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

TREASURER'S REPORT

The January financial statement indicates we are halfway to the budgeted expectation with having signed up one new member for initiation fees. Net income over expenditures figure for January needs to be tempered based on some expenses not being included, notably electric and trash. The 2004 calendar year audit report completed by Cavanaugh and Company has given an unqualified opinion with regard to the club's financial activity.

The operating side of the P & L indicates an excess of revenue over expenditures of \$32,500. At a previous Board meeting the Board approved the movement of some of those excess funds into the insurance reserve. Based on the insured value of the property, an approximate \$59,760 deductible would be the Association's responsibility. A portion of the dues for both the year 2005 and 2006 is going to the insurance reserve (footnote #9 in the audit report details the contingent liability).

The year 2004 was a good year with initiation fees of \$26,000 revenue, even though we budgeted for \$3,500. A repeat for this year is a guess and whatever we collect is gravy to the club.

It was recommended by Jack Jost that the difference between the operating balance of \$41,765 at the beginning of the year and the ending fund balance of \$74,388, or approximately \$26,000, be moved to first the capital improvement in the amount of \$5,700 and the insurance reserve fund. There was a review of the motion made and approved at the Annual Meeting.

A **motion** was made and seconded to move funds collected in the operating account above and beyond the \$41,765, to the capital improvement fund and the insurance reserve. \$5,700 will go to capital improvement and \$26,000 to the insurance reserve fund.

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

The golf cart has not been paid off. If we were to pay it off, the leverage for repairs under warranty would be gone. Therefore, the decision was made not to pay off at this time.

1 MANAGERS REPORT (Kevin Richards)

2 (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.) Cleaning out the ditches is included in the 2005  
3 contract with TCM.  
4

5 The Board discussed the use of the lakes for irrigation. The two lakes belong to the club, but LMA is responsible for maintaining  
6 them. Bob Capo, the president of LMA, did not believe there would be a problem as far as LMA was concerned. Conversion to  
7 a dual system, whereby the lake water would be used until the water fell below a certain level, at which time the system would  
8 switch over to the well, is being investigated. It would be prudent to check the well to determine if drilling the well deeper  
9 would solve the problem. Kevin has talked with the appropriate Sarasota County officials to determine what would be required to  
10 implement this system. The lake water would be tested for its chemical content before converting the system. Many areas need  
11 to be explored before a decision can be made.  
12

13 Kevin has been asked by several members to replace the rowing machine. Kevin will consult with the Fitness Center Committee to  
14 determine the best replacement.  
15

16 The blue chairs in the poolside club room need to be replaced. The chairs are too large and uncomfortable. The committee  
17 will work with Kevin get new chairs and donate the old chairs to charity.  
18

19 Many events are scheduled for the month of March and early April. There is a need to form an event planning committee to  
20 include members from the Social Committee, the Tennis Committee, the Learning Group and staff so that we can organize the  
21 scheduling to prevent like-activities being scheduled too close together. Kevin Richards will be appointed as Temporary Chairperson  
22 of the committee to get it organized and up and running, with the first order of business being to prepare a Mission Statement.  
23

24 COMMITTEE REPORTS

25 **Tennis:** (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit B.) The committee unanimously supports the  
26 summer membership program. There is court capacity during the off season. New members would liven the place up a little,  
27 perhaps bringing in younger people. The Board will vote on this issue of summer memberships and the Summer Kids Program  
28 under old business.  
29

30 The Round Robin can be rescheduled, but the food would still need to served. A protocol will be established in the event that  
31 the Round Robin needs to be rescheduled due to inclement weather.  
32

33 The canopy area on courts 3 and 4 is how the committee is suggesting the courts be set up. The cost of the benches would  
34 be around \$1,600. A meeting will be called of those persons who are interested in this issue to make the decision.  
35

36 **Pool and Spa:** The spa was down for a couple of days while the chlorinating system was repaired. Lake water is used to heat  
37 the pool.  
38

39 **Landscaping:** The committee is starting to look at what can be done to upgrade, but they will not do anything until the irrigation  
40 water problem has been solved.  
41

42 **Facilities:** The following areas are being considered by the Facilities Committee:

- 43 • Restroom renovation.
- 44 • Sound issues in the Lakeside Clubroom.
- 45 • Pull-down movie screen and improving the sound system.
- 46
- 47 • Drapes to cover the large patio doors on the deck side of the room.
- 48 • Also looking at security - having access to the facilities by members only and a place to keep the defibrillator. Barbara  
49 Pendrell is heading up the security committee.
- 50 • Strengthening the light poles and repairing the drains between the courts.
- 51 • Looking at replacements for the benches by the courts.  
52

53 The budget constraints may limit the work that will be done, but these issues are what are being considered.  
54

55 **Fitness Center/Library:** Nothing to report.  
56

57 **Social Committee:** The Committee is planning the Memorial Day party for Sunday and they plan to serve the usual - hamburgers  
58 and hotdogs, along with potato salad and the usual condiments. The Social Committee is looking for someone to chair the 4<sup>th</sup> of

1 July party. There is still great concern with regard to the PA system. A person will be here on March 23rd to bring a second  
2 lapel mike and try to come up with a method to integrate the two systems.  
3

4 OLD BUSINESS

5 **Summer Tennis Program:** Resolution: Bob Fernander made the **resolution** and Marilyn Newman seconded. (Copy of Report attached to  
6 these minutes filed in the Association's corporate minutes book as Resolution #1).  
7

8 It was good that the courts selected are furthest away from the swimming pool. The children will be rotating every 45 minutes  
9 from the pool to the tennis courts and only about 8 children will be using the pool at any given time. Other scheduled activities  
10 will be taken into consideration when scheduling the Summer Camp. Jack Jost reviewed the membership usage of the courts  
11 during the six week period of the Summer Camp for children. There was only 1 day on which all courts were in use. The  
12 Board of Directors have given direction to assist the club pro. Lessons will still be available to the club members.  
13

14 The **resolution** was amended to include immediately after Courts 7 & 8 "and the swimming pool while under the supervision of  
15 certified swimming instructor/lifeguard".

16 ***Each director present voted in favor of the amended resolution. Resolution passed.***

17  
18 **Summer Memberships:** Gordon Garret made the **resolution**. Bob Fernander seconded. (Copy of Report attached to these minutes filed in the  
19 Association's corporate minutes book as Resolution #2.)  
20

21 John Frey feels very strongly that any person who lives in the Landings and wants to play tennis should put up the initiation fee  
22 and become a permanent member, and he feels that the membership as a whole should be given the right to decide this issue.  
23

24 Sylvie LeGuen and Marilyn Newman both feel that \$400 is too small an amount. It was asked if this resolution goes against the  
25 governing documents for the Club. These members are considered Class C members and are in keeping with the governing  
26 documents of the Club. This offer is being made for this year only and the Board will make a decision on whether to continue in  
27 subsequent years. The idea is to get more families and more members involved in the Club. Other comments from members  
28 present included: Do they need five months? Is there an upper limit to the number of memberships that will be allowed?  
29

30 The **resolution** was amended adding the year "2005" after October 15 and at the end adding "summer memberships are limited to  
31 20 members". Strike out 20 and have it read "limited".

32 ***Each director present voted in favor of the amended resolution. Resolution passed.***

33 **Fitness Instructor:** It was asked if the fitness instructor was insured. Insurance is carried by the Club and Kevin will speak to  
34 Lisa Bradley to make certain she is certified. And he will check to be sure that the club insurance will cover Lisa.  
35

36 NEW BUSINESS

37 **Projects:** A listing of all the projects will be posted on Kevin's office door along with a status of those projects.  
38

39 **Telephone:** Rollover for one line from 923-3886 to roll to 923-3887 costs \$42 per month. To rollover both lines would cost  
40 \$68.00 per month. The system we have will not accommodate an on-hold message. To install a new system would cost about  
41 \$3,000. Judy thinks it is important to have the rollover from 923-3886 and 923-3887. The Board authorized the single rollover.  
42

43 ADJOURNMENT

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

45 ***Each director present voted in favor of the motion. Motion passed.***  
46

47 The meeting was adjourned at 3:44 PM.  
48

49 Respectfully submitted,  
50  
51

52  
53 Shirley N. Jones  
54 Recording Secretary