

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69

THE LANDINGS RACQUET CLUB
MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 19, 2005

CALL TO ORDER

The meeting was called to order by President Jack Jost at 2:04 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 Gordon Garrett and seconded Judy Greene to accept the minutes of the March 15, 2005 meeting of the Board of Directors with the following corrections (additions indicated by highlighting, deletions by ~~strikeout~~, and unaffected, omitted language by ...)

Page 1, Line 30

... revenue over expenditures of \$32,500 for the year ended 2004

Page 1, Line 39

~~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 \$20,000, 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.~~

Page 1, Line 44

... in the operating account above and beyond ...

Page 3, Line 19

~~seconded. (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Resolution #1):~~

RESOLVED: That the Club is authorized to offer summer memberships to persons who own property in the Landings who are not currently members of the Club. Such memberships shall be for a term of five (5) months and may be renewed annually at the discretion of the Board. Summer members shall have the right to use all Club facilities from May 15th through October 15th by following the same rules and regulations that apply to regular members. Summer members shall have no voting rights. The annual fee for a summer membership shall be \$400. If a summer member decides to join the Club, their membership dues for that year will be applied to their initiation fee.

Page 3, Line 32

Bob Fernander seconded. ~~(Copy of Report attached to these minutes filed in the Association's corporate minutes book as Resolution #2):~~

RESOLVED: That the Board of Directors of the Club authorizes Tennis Pro Robbie Salum to organize and conduct a Summer Camp for Kids at the Landings Racquet Club for the period June 1 through July 15, 2005. Since the Summer Camp will require the use of two tennis courts between 8:00 AM and 12:00 noon each weekday, the Board hereby specifically authorizes the use of Courts 7 & 8 for that purpose. Court 1, the court normally reserved for the Tennis Pro, will instead be used for scheduled play by the members during the term of the Summer Camp.

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

TREASURER'S REPORT

March financial statement: For the first three months there was \$6,700 of net income over expenses. This needs to be tempered from a couple of standpoints. A new line item, Depreciation, has been included at the direction of the auditor, which is the only non-cash item. If it is eliminated, there is about \$13,000 of net income over expenses. Also, the timing for the expenses is critical as to when the invoices are paid, such as the auditor's fee, which has been paid this month but budgeted throughout the year. Several other annual contracts have been paid but are budgeted on a monthly basis, such as the air conditioning maintenance contract and the Terminex contract. Any material amount of initiation fees which are being paid in installments need to be shown as a receivable on the balance sheet.

Changes to the financial statement have been proposed for ease of understanding by all Board members and club members. These will be reviewed with the Treasurer before implementation.

MANAGERS REPORT (Kevin Richards)

(Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.) Kevin reviewed his manager's report and the list of projects completed and yet to be completed. In addition to those items listed in the managers report the following items were discussed:

- Sound system has been upgraded so that each system can be used either separately or together
- The court drainage has been resolved, hopefully, permanently.
- Handrails going down to court one have been sanded and painted.
- Benches are on order and should be delivered this week. The existing white benches will be sanded and painted green and set off to the side to be used for bags.
- Two bids for resealing the parking lot and striping have been received. This work will not be done until late May or June.
- A white stripe has been added to the green scorekeepers so that it is easier to see.
- Additional lighting, especially for event lighting in the Lakeside Room, is still being investigated. The bulbs have all been changed so that all are the same wattage.

- 1 • Water coolers have been repaired.
- 2 • Pool side shower will be repaired on Wednesday, April 20, 2005.
- 3 • A method to secure the wastebaskets by the courts and, once the Board approves the installation as it is on Court 1, the
- 4 rest of the courts will be done.
- 5 • The lake water was tested and determined that it would be fine for irrigation and for the courts. Approvals have been
- 6 received from Sarasota County Water Department and the Environmental Agency to use the lake water if the Board decides to
- 7 make the change. Awaiting information from SwiftMud regarding the existing well. Once that has been obtained, the well
- 8 companies can provide quotes on what corrective action can be taken to prevent the salt water intrusion. All proposals
- 9 regarding either corrections to the existing well or installation of a lake water system will be brought to the Board to determine
- 10 the best solution to the irrigation problem, which must be solved before any additional plantings are done. Too much time
- 11 and money has been spent to not get the problem solved.
- 12 • It was recommend that the rowing machine be replaced with an elliptical machine for two reasons 1) it is getting too old to
- 13 get parts to make repairs and it seems to be the least used. 2) Another machine, such as an elliptical machine, cannot be
- 14 put into the fitness center without removing one of the existing machines.

15 A **motion** was made by Judy Greene, seconded by Bob Fernander to allow President Jost to approve the purchase of the

16 elliptical machine after a specific agreement has been received.

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

18

19

- 20 • The rollover from 3886 to 3887 has finally been accomplished. A \$100 credit has been received from Verizon due to the
- 21 problems encountered during the modification of the system to accommodate the rollover.
- 22 • The need to have the defibrillator accessible was discussed further. In order to accommodate this, it would need to be left in
- 23 the fitness center after the time when the pro shop closes and staff has gone off duty. This is an expensive piece of
- 24 equipment and securing it is an issue. This brought up the issue of the investigation of the purchase of a security system,
- 25 which has been done by Kevin and Barbara Pendrell. A system can be purchased and installed for around \$1,000 to \$1,100.
- 26 This would include four cameras, a 21" monitor and a VCR. A committee would need to be set up who would have the
- 27 responsibility for reviewing the video tape. Motion-type cameras would be perhaps a better option. Additional investigation is
- 28 required.
- 29 • Lisa Bradely is certified and is covered under our insurance plan.

30 COMMITTEE REPORTS

31 **Tennis:** No report.

32

33

34 **Pool and Spa:** A couple of small problems with the spa were corrected in a day or two. A problem existed with a member who

35 refused to remove their sandals before entering the spa. The issue has been resolved. The shower will be fixed tomorrow. Cell

36 phone usage at the pool is still a problem. Need to install another sign on the stairs going down to the pool by the pro shop

37 to remind members of the no cell phone usage rule.

38

39 **Social Committee:** A Memorial Day party is in the works. Kevin will assign Sheryn to assist in Kevin's absence. Still need to

40 have someone to organize the July 4th party. It was suggested to begin the party later in the day and combine it with the

41 watching of the fireworks.

42

43 **Landscaping:** A Walk-through with Sarasota Sprinkler to identify the areas which are being appropriately covered by the irrigation

44 system was conducted. Many heads were raised as they were getting buried and broken heads were replaced. A quote was

45 requested for the area around Court 1 that is not sprinkled. Kevin was asked to request Sarasota Sprinkler to assign Dave as the

46 service technician to our account.

47

48 Landscaping maintenance is unsatisfactory. Kevin talked to Raul and found that he has been ill and his properties have suffered

49 due to his illness. Trimming, mulching, planting and weeding needs to be done. Kevin has put him on notice to bring up the

50 standard or we will have to find another contractor. Raul is responsible for certain areas and any plant replacements are made at

51 his cost. At the area along the side going down to Court 1, the hibiscus tree needs to be trimmed or transplanted to another

52 location.

53

54 **Fitness Center/Library:** Remaining items to be done with the facilities:

- 55 • Lakeside Clubroom - bids were received for the installation of coverings over the sliding glass doors, entry doors and
- 56 emergency door which will solve the problem of light and glare and provide some acoustical properties. The cost would be
- 57 \$3,200 to cover all the sliders, all doors and the opening to the kitchen area. Another method to sound proof the kitchen
- 58 would be necessary.

59 A **motion** was made by Judy Greene, seconded Marilyn Newman to install the proposed blinds on the sliding glass doors,

60 emergency exit door and front doors.

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

62

63

- 1
2
3
4
5
6
- Tennis court lights - cannot come up with anything more practical than replacement of the light poles and fixtures. The cost will be around \$1,500 per pole and single light fixture. The cost is slightly higher for the double lights. \$6,000 is in the current year budget. Four poles could be replaced this year. The contractor was going to find out if there was way to replace just the pole and reuse the fixture which would reduce the cost. The fencing for Courts 1, 2, 3 and 4 will be done in August and this would be a good time to replace the poles.

7
8
9

A motion was made by Bob Fernander and Gordon Garrett to replace as many poles as possible within the current year budget. If there are any costs overruns, it will be brought back to the Board for prior approval.

10
11

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

12
13
14

A bid to provide the labor and material to complete refurbish the men's room and make repairs to the ladies room was received at a cost of \$7,900. Although this good price, we should get at least one more competitive bid. This expense was not included in the 2005 the budget.

15
16
17
18

A **motion** was made by Gordon Garrett and seconded by Judy Greene to get a second bid and if the second bid is not less than current bid, then this bid will be accepted. If it is less, then it must be brought back to be Board for approval. This is not a budgetary item. This expenditure would have to come out of the unplanned reserve.

1 A **motion** was made by Gordon Garrett and seconded by Judy Greene to **amend** the motion that the proposal to refurbish the
2 men's room and repair the ladies room is subject to the Budget Committee determining where the monies would come from in
3 the current year budget. Amend the motion to include Gordon and Judy.

4 *Each director present voted in favor of the motion. Motion passed.*
5

6 **Landings Learning Group:** There were 150 subscribers, and 90 attendees who were non subscribers. Average attendance was
7 between 90 and 120. The last program will be tomorrow night. The program for next year is mostly set. A lecture series is
8 being considered for next year. The surplus will be around \$500 to \$700. Gordon Garrett requested consideration for historical or
9 political lectures as well as those artistic in nature.

10
11 **OLD BUSINESS**

12 Quotes were received for fiberglass and bargraded two-inch thick steel to replace the existing storm grates. The cost is \$210.00 per
13 storm grate.

14 The First meeting of the social scheduling committee is today at 4 pm.

15
16
17 **NEW BUSINESS**

18 It was asked what can be done to help eliminate people parking on the grass and every where during special events. Parking is
19 a problem at special events. Consider having a shuttle to bring people from the parking lot to the club.

20
21 **ADJOURNMENT**

22 There being no further business, a **motion** was made by Gordon Garrett and seconded by Judy Greene to adjourn.

23 *Each director present voted in favor of the motion. Motion passed.*
24

25 The meeting was adjourned at 3:44 PM.

26
27 Respectfully submitted,

28
29
30 Shirley N. Jones
31 Recording Secretary
32