

1 THE LANDINGS RACQUET CLUB  
2 MINUTES OF BOARD OF DIRECTORS MEETING  
3 MAY 17, 2005  
4

5 CALL TO ORDER

6 The meeting was called to order by President Jack Jost at 2:03 p.m. in the Lakeside Club, at the Landings Racquet Club, Sarasota,  
7 Florida.

8  
9 DETERMINATION OF A QUORUM

10 Present were Bob Fernander, Gordon Garrett, Judy Greene, Jack Jost, and Marilyn Newman constituting a quorum. Absent was Jere  
11 Berkey, Ralph Ricapito. Also present were Kevin Richards, LRC Manager and Shirley Jones of Progressive Community Management, Inc.  
12 (PCM).  
13

14 CONFIRMATION OF PROPER MEETING NOTICE

15 The notice for the meeting was posted in accordance with Bylaws of the Association and requirements of Florida Statutes.  
16

17 APPROVAL OF MINUTES

18 A **motion** was made by Gordon Garrett and seconded by Marilyn Newman to accept the minutes of the April 17, 2005 meeting of the  
19 Board of Directors.

20 ***Each director present voted in favor of the motion. Motion passed.***  
21

22 TREASURER'S REPORT

23 Per the April financial statement, revenue is \$12,000 to the good and the operating expenses are \$15,000 to the good; the only problem  
24 that stands out is the \$150 over budget in water and sewer. Other items which are over budget are due to annual contracts paid early  
25 in the year. The pro shop is over budget due to heavy purchasing which will subside over the next few months. The reporting of  
26 depreciation as an operating expense is at the auditor's suggestion and has been included with the approval of the Treasurer.  
27

28 Several projects were approved at the last Board meeting, with the understanding that the Budget Committee should meet to determine if  
29 there was sufficient monies to fund the projects.  
30

31 Kevin reviewed the report provided by the Budget Committee. The Budget Committee gave Kevin the go ahead to proceed with the  
32 projects which were approved at the last Board meeting.  
33

34 The possibility of using a motion detecting system for the security system was investigated and determined that it would be cost  
35 prohibitive, approximately three times more expensive. The location of the cameras has not been determined. One of the reasons for  
36 the security system was so that the defibrillator could be left unlocked after the staff hours. Perhaps a discussion with LMA would help  
37 determine how can they help with the security of the defibrillator. Kevin will talk with Bob Capo to determine how the roving security for  
38 LMA can assist with this issue.  
39

40 The items which were deferred until the financial position is clearer will be the reinforcement of the court lights and the elliptical machine.  
41

42 MANAGERS REPORT (Kevin Richards)

43 (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit A.)

44 • A combination of new poles and primed and re-painted poles will be used in the installation of new fencing material. The fence  
45 work will not be done during the Summer Camp conducted by Robbie Salum.  
46

47 • The benches which were installed have received nothing but positive comments.  
48

- 1 • A new sponsor for the Father/Son Tournament is needed. The tournament will not be run by Bob Luxembourg. This will require a  
2 great deal of time from Robbie and Kevin. One of the potential sponsors is Sun Coast Auto Dealers and this may also help with  
3 the parking issue if their courtesy van could be used to shuttle tournament attendees. Kevin will provide a pro-forma plan for the  
4 hosting and running of the event before the Board gives the final go ahead. This should include all resources, monetary and  
5 staffing, as well as who will solicit sponsors. Great tennis is the biggest benefit to the Club. Many ranked and rated tennis  
6 players from all over the country come to this USTA event.  
7
- 8 • We have five summer members as of today.  
9

#### 10 COMMITTEE REPORTS

11 **Tennis (Lou Furlong):** The Cinco de Mayo tournament was rained delayed by one week but was still well attended. The Tennis  
12 Committee is open for suggestions for days and/or dates for the monthly round robin tournaments. An early evening round robin was  
13 suggested followed by snacks and perhaps beer and wine.  
14

15 **Pool and Spa (Jay Eisner):** The spa is back in operation after replacement of the pump, which was done under warranty. The  
16 cleaning of the chairs and replacement of the other furniture was addressed in the manager's report.  
17

18 **Social Committee (Marilyn Newman and Judy Greene):** We can have the movie program for \$100 for the duration of the program,  
19 which would begin in December and run through April on the first Thursday of the month. This program is through Manatee Community  
20 College and includes the movies, all the equipment needed and the staff to operate. These would be high class movies, not just movies  
21 which could be rented at Blockbuster. A schedule of the movies will be posted before the beginning of the program. There will be a  
22 nominal fee paid by the participants. The schedule needs to be checked for a conflict with the LMA Board of Directors meetings.  
23

24 As President of the Jazz Club, Gordon Garrett has offered to help organize the Jazz by the Pool program. This would be a good item  
25 to have as a welcome back snowbirds party on the last Sunday in October, which is October 30, from 4 pm to 7 pm. All summer  
26 members will be especially invited to the special social events during the summer and the October Welcome Back Snowbird party. It was  
27 discussed as to whether a ballroom dancing type class could be organized. A notice will be put in the Eagle that we are looking for a  
28 ballroom dancing teacher.  
29

30 A Memorial Day party is in the works and the Lakeside Room and deck will be used for the function. A 4th of July party will be  
31 planned by Bob Fernander with Kevin's assistance. We may need to purchase a new grill to accommodate the summer parties.  
32

33 Open House was a huge success and garnered five (5) summer members.  
34

35 **Landscaping (Sylvie LeGuen):** Kevin and Sylvie walked the property. The items discussed from the last meeting were accomplished,  
36 such as the trimming and weeding and the hibiscus tree was moved. Until the water situation has been resolved, no new plantings will  
37 be installed. Greenscape came out to spray the hibiscus along with walkway to remove the scale.  
38

39 **Fitness Center/Library:** No report.  
40

41 **Facilities (Bob Fernander):** The approved contract calls for a quite extensive renovation of the men's room, with somewhat less work to  
42 be completed in the women's room. The cost will be \$8,600.  
43

44 Additionally, acoustics for the Lakeside Room have been partially completed with the installation of the treatment for the sliding glass doors  
45 and entry doors. A similar type installation for the top of the cupola was investigated and a bid was received at a cost of \$888. It  
46 was suggested that wood shutters would be an alternative. An acoustical door for the kitchen door was also investigated. The costs  
47 were about \$2,600, not including shipping and installation. The cost to close off the bar area with the same product as on the sliding  
48 glass doors was \$593.  
49

50 A **motion** was made by Judy Greene and seconded by Marilyn Newman to install the accordion shade on the bar area.

51 ***Each director present voted in favor of the motion. Motion passed.***  
52

53 There needs to be some housekeeping done in the Lakeside Room, especially in the copula including replacement of the light fixtures,  
54 cleaning and general maintenance.  
55

#### 56 NEW BUSINESS

57 Poolside Clubhouse chairs still need to be replaced. Bob and Kevin will be making a trip to Sam's to look at chairs, the security  
58 system and the movie screen. The driveway and parking lot re-sealing and re-striping is scheduled to begin the week of July 17, 2005.  
59

1 ADJOURNMENT

2 There being no further business, a **motion** was made by Bob Fernander and seconded by Marilyn Newman to adjourn.

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

4

5 The meeting was adjourned at 3:43 PM.

6

7 Respectfully submitted,

8

9

10

11 Shirley N. Jones

12 Recording Secretary