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

CALL TO ORDER

The meeting was called to order by President Jack Jost at 2:02 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, Jack Jost, Marilyn Newman, and Ralph Ricapito constituting a quorum. Absent was Judy Greene. 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

Corrections to Minutes of October 18, 2005 meeting:

Page one, line 34 – change \$3,000 to \$3,800

A motion was made by Gordon Garrett and seconded by Bob Fernander to accept the minutes of the October 18, 2005 meeting of the Board of Directors as amended.

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

Mention in Manager's report for the Eagle that we have approved the conversion of the pool heating system to a cooling system.

TREASURER'S REPORT (Jere Berkey)

For the first ten (10) months of the year, we are about \$10,000 ahead on the income side. Four (4) new members add additional income of \$3,500 in initiation fess. Other than four (4) line items which will correct themselves by year-end, most of the expense line items are within budget. We should end up the current year with a net income over expenses of around \$30,000.

Balance sheet looks good and figures are in the proper columns. Money market account has sufficient funds to meet expenses through November and most of December.

Barring any unforeseen expenses, we should end the year with a balance of \$11,500 in the capital fund which will be carried forward to 2006. There are no outstanding capital expenditures.

A motion was made by Jere Berkey and seconded by Jack Jost to approve the engagement of Cavanaugh & Company to perform the annual audit at a cost not to exceed \$3,700.

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

NEW MEMBERS

New members will be mentioned in the upcoming President's article for the Landings Eagle. Kevin indicated they were informed of upcoming events. Consideration needs to be given to preparing a packet to provide new members with information about all the Club activities. Additionally, a committee could be formed to develop a brochure which can be provided to new owners in the Landings and to realtors. A request should be made for a representative of the LMA board to attend the next Board meeting to discuss the issue of providing LRC with the names of new owners.

MANAGERS REPORT (Kevin Richards)

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

Kevin will provide a complete list of contractors and contacts and complete instructions on how the lake water-well water system operates.

The contract with TCM runs through the end of 2006 and includes major maintenance of adding 4 tons of new material and all new lines. Major reworking of the courts should be planned for in the budget in two (2) to three (3) years.

A sign-in sheet is needed in the fitness center. The purpose is two-fold: to allow the user to know if someone is waiting for a machine and record usage to aid in developing a plan for updating the fitness

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1 center. The sign-in sheet should include information regarding the Club's liability. There is a sign at the
2 entrance regarding liability of the Club.
3 Since there are only a couple staff members who will be staying with the Club who have been completely
4 trained in the use of the difibilater, it may be necessary to schedule re-training of staff.

5
6 **Committee Reports**

7 **Pool and Spa: (Jay Eisner)**

8 Not present.

9
10 **Social Committee: (Marilyn Newman and Judy Greene)**

11 Everything is good to go for the Holiday Gala scheduled for December 11.

12 The movie night poster will be going up either today or tomorrow. The charge will be \$5.50 and will include
13 coffee and dessert. Mr. Del Jacobs will attend the first session on the second Thursday in December.
14 Movies have been scheduled for the first and second movie nights.

15
16 **Fitness Center/Library: (Ralph Ricapito)**

17 Seems over the last month, the library is being used for storage with tables and chairs stacked against the
18 book shelves. Kevin will see that this is remedied. The 2006 capital budget includes funds to purchase
19 stacking chairs to replace the current chairs. Consideration should be given to repositioning the
20 bookshelves to make more room.

21
22 **Landings Learning Group**

23 The plans for 2006 will include eight (8) or nine (9) events and the calendar of events will be included in the
24 annual mailing.

25
26 **Tennis**

- 27 • (Copy of Report attached to these minutes filed in the Association's corporate minutes book as Exhibit B.)
28

29 **OLD BUSINESS**

30 **Landscaping/irrigation contract**

31 A **motion** was made by Ralph Ricapito and seconded Gordon Garrett that the change in contractor for
32 landscaping/irrigation/fertilization be deferred until the new manager has familiarized himself with that
33 function.

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

35
36 **2005 Father/Son championship Update**

37 Marilyn and Ralph have been very helpful in getting the Tournament details handled which included food
38 and hosts. There will be twenty-one (21) teams playing in the tournament with the draw being done on
39 Thursday. The USTA recommends seeding of the teams. The sponsorship check from Saturn of
40 Sarasota/Manatee has been received. There will be t-shirts for the players, but not hosts. Matches start on
41 Friday morning.

42
43 **Update on potential new candidates for LRC Board for 2006**

44 We have one candidate for a position on the 2006 Board and there are four (4) positions available. The
45 committee has decided to ask (**Gere Berkey, Jack Jost and Ralph Ricapito**) to remain on the Board, accept
46 Judy Greene's offer to step down and to ask Bonnie Dombroski to fill the final seat on the Board.

47
48 **NEW BUSINESS**

49 **Approval Package to be mailed to all Members**

50 On or about November 20, the annual mailing must be sent out. The documents indicate that the dues are
51 payable on January 1, 2006. If the annual billing is mailed later than the 20th the result is to extend the due
52 date for dues. The package includes letters from President, Treasurer, manager, agenda for the meeting,
53 the 2006 budget, the meeting minutes from last year's annual meeting, a proxy for use by members who
54 will be unable to attend the meeting and the Landings Learning Group schedule.
55

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1 **LRC Manager Position**

2 Kevin will be leaving on December 2, 2006 and he will be out of town from November 22 to 29th. It is
3 unlikely that we will have a new manager before Kevin departs. For the period after Kevin leaves and the
4 time that Sheryn leaves, the interim manager's position can be handled by Sheryn and she should be
5 compensated accordingly.

6 Kevin will handle the paperwork to put Jack Jost, Jere Berkey and Gordon Garrett on as signers for the petty
7 cash checking account.

8 We have received an excess of 20 resumes for Kevin's position and have notified 10 that they would not be
9 right for the position. We have five that will be interviewed. The search committee consists of Jack Jost,
10 Bob Fernander, Gordon Garrett and Bonnie Dombroski. After interviews have been conducted, the
11 committee will make a recommendation to the Board.

12
13 **Pro-shop Manager Position**

14 Sheryn will be leaving on December 31, 2005. The search committee is in the process of trying to
15 determine how to best to fill this position.

16
17 **New Christmas Tree**

18 A Motion was made by Jack Jost and seconded by Gordon Garrett to allocate \$200 to purchase a new
19 Christmas tree.

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

21
22 **Architectural Update**

23 Gary Hoyt was asked by the Board to provide assistance in developing a plan for bringing the Club into the
24 next ten years. The cost of his service in developing this plan will be offset or bartered for with membership
25 in the Club.

26 The goal is to decide who are we, the membership side, the Club side, the program side, then how do we
27 fully utilize the facility and work the facilities to meet the needs of the Club. This can be accomplished
28 through the following:

- 29
- 30 • Develop a mission statement
 - 31 • Use the site plan to develop a master plan which would include the pool area, the deck area, the
32 preserve and the tennis courts and make it one cohesive unit, then work out what structures to put
33 around it
 - 34 • Develop a list of communities that are doing it right and go look at those facilities
 - 35 • Develop priorities which in turn helps provides sequencing

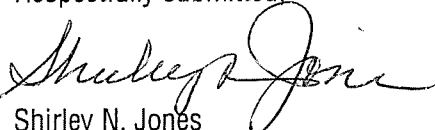
36 **ADJOURNMENT**

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

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

39
40 The meeting was adjourned at 4:17 PM.

41
42 Respectfully submitted,

43
44 

45 Shirley N. Jones
46 Recording Secretary
47