

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
January 3, 2019

1 **Call to Order**

2 Vice President Norman Olshansky called the Board meeting to order at 7:00pm at the Landings
3 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

4 **Determination of Quorum**

5 Directors present were Richard Bayles, Elena Darden, Neil Goldman, Roger Kidder, Norman
6 Olshansky, and Michael Knupp. Deirdre D’Silva had a first absence. Doug Day and Richard
7 Stern had a second absence. A quorum was established.

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Homeowners
10	Neil Goldman	South II

11 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
12 Visitor Publications/*Landings Eagle*, Karen Shaeffer, Nature Trail Chair, Edgar “Larry”
13 Lawrence, External Relations/Editorial Chair, Rudy Blohm, Roads Chair, Paul Weiner,
14 Landscape Chair, and six owners.

15 **Confirmation of Proper Meeting Notice**

16 George Niel, Manager, verified that notice was given in accordance with the Bylaws of the
17 Association and requirements of Florida Statutes.

18 **Approval of Minutes**

19 Richard Bayles made a motion, seconded by Michael Knupp to approve the minutes of the
20 December 6, 2018 Board meeting. The motion passed unanimously.

21 **President’s Report**

22 Happy New Year! There is a lot going on in the Landings in the New Year! Some of the events
23 sponsored by the LMA include:

24 January 17th the LMA will present Dee and Ralph Ricapito with its most prestigious honor: The
25 Landings Community Greenfield Distinguished Service Award. A reception will be held in the
26 Lakeside Room from 5-6:30 p.m. Please RSVP no later than January 12 to Elena Darden.

27 January 23rd at 8:30a.m. Sarasota Audubon will be leading a nature walk in the Landings. This is
28 a great opportunity to take some time to appreciate the natural beauty that surrounds us. Please
29 contact LMA Environmental Chair, Maralyn Kaufman if you are interested in attending.

30 Also, on January 23rd is Board candidate “Meet and Greet” session with the constituent
31 Association Presidents at 7pm in the poolside room of the LRC.

32 On February 6th, the LMA and LRC will be hosting a Newcomer’s Reception to welcome new
33 residents to our community.

34 Please note that our next board meeting will take place February 7th at 6:30pm before the
35 Annual Membership meeting at 7:00pm

36 The Alligator in Lake 9 has been removed. It has been reported that there is pet waste at the
37 edge of our lakes. In particular pet waste has been spotted at the south side of Lake 6, north side

38 of Lake 4 and a small amount on the northwest end of 3. As you know we are working hard to
39 improve our water quality by introducing rings of responsibility around our lakes and aquatic
40 plants. Pet waste that is not picked up ends up in our lakes and then in Sarasota Bay. Anything
41 we can do as a community to reduce the nutrient load in our waters benefits us all.

- 42 1) Please do not feed the alligators in our lakes
- 43 2) We have received reports that residents are feeding the alligators. This is dangerous and
44 against the law.
- 45 3) Please do not walk your pets near the edge of the lakes, and please pick up after your
46 pets.

47 The following committee reports are attached:

- 48 Communications
- 49 Drainage/Lakes
- 50 External Relations
- 51 Landscape
- 52 Maintenance
- 53 Safety & Security
- 54 Technology

55 The remaining committees had no report.

56 Norman Olshansky, then stated that he would like everyone to review his Communications report
57 that he and Dick Bayles worked so very hard on and give them their opinions concerning the
58 beta version of the new website before the scheduled going live date of February 1, 2019.

59 Karen Shaeffer reported that she is working with the County concerning the possibility of a grant
60 to help with the expense of fixing the flooding issue (possibly Geo Matting) on the Nature trail.
61 However, she further stated that this issue is most likely an Association responsibility.

62 Karen Shaeffer then stated that she has identified four (4) sites she believes would be adequate to
63 be used for the launching of kayaks. She further stated that she would be willing to move
64 forward with the project if she could find several owners who are “**passionate**” about having an
65 LMA kayak launch to help her with this project.

66 **NEW BUSINESS**

67 None discussed

68 **OLD BUSINESS**

69 A discussion was then opened about the LMA Speed Policy Program. The recommendation
70 from the Safety & Security Committee is attached to these minutes.:

71 After discussion Michael Knupp made a motion, seconded by Elena Darden, to adopt the new
72 speed policy and procedures as contained in their recommendation. The motion passed
73 unanimously.

74 Michael Knupp then opened a discussion about the recent sightings of one or more alligators in
75 the Landing’s lakes. During discussion it was learned that some residents were feeding the

76 alligators. Michael Knupp stated that he thought it would be a good idea to post signs about the
77 alligator issue, however no action was taken.

78 **ADJOURNMENT:**

79 On a motion by Richard Bayles seconded by, Michael Knupp the meeting was adjourned at
80 7:47pm.

81 The next regular meeting of the Board of Directors is at 6:30pm on February 7, 2019 followed by
82 the Annual Meeting at 7:00pm at the Landings Racquet Club, 5350 Landings Boulevard,
83 Sarasota, Florida.

84 Respectfully submitted,

85 Elena Darden, Secretary

Treasurer's Report
January 3, 2019

86 **2018 Year-to-Date Operations**

87 I am able in the January forecast for the previous year make better assumptions about the year-
88 end figure. Minor adjustments to multiple accounts show a forecasted addition to surplus (profit)
89 of \$30,000 – an increase of that amount from my break-even forecast of last month.

90 Final pre-audit figures won't be available until last January.

91 **Other**

92 The commercial properties, all owned by Benderson, have been sent a demand letter to which the
93 responses are due in late December. I'll update the status of this after the holidays.

94 All past due non-commercial accounts with substantial balances have had liens placed against
95 the property.

Nominating Committee Report

January 3, 2019

96 The Nominating Committee reminds the board that there is a Board candidate “Meet and Greet”
97 session with the constituent Association Presidents at 7pm January 23, in the Poolside Room of
98 the LRC. All LMA Board members are urged to attend.

99 LMA Nom Com Bd Rept. 1.3.19

Communications Report

January 2019

100 We plan to roll out a **beta version of the new web site later in January for review by the**
101 **Board** and pending no major changes, will go live for residents February 1st. Our plan is to
102 have a front-page article in the February Eagle that will announce the new site and provide
103 instructions for how to access the internal resident features.

104

105 The new site will have the ability to post messages, classifieds, blogs, vendor recommendations
106 and notices. It will also have a calendar of events, and directory of all residents, in addition to
107 information about the Racquet Club and a resource for LMA documents, policies and forms. We
108 have invited all internal associations to utilize pages we have set up for each Association.

109

110 There is a lot of new data, photos, and information to enter and input has been coming in from
111 committees and Associations slowly. It may take a while for all calendar events and
112 association input to get posted.

113

114 **PLEASE, PLEASE respond quickly when we notify you that the beta site is available for**
115 **your review.**

116

117 Many thanks to Dick Bayles for all his help and input as well as our Web Designer, Paul
118 Fullylove.

119

120 Norman Olshansky

121

LAKES & DRAINAGE REPORT
JANUARY 2019

1 **DRAINAGE:**

2 The week before Christmas brought over five inches of rain in two day. This caused several
3 drainage problems in the Landings due to the volume of storm water overwhelming the drains.
4 Of most concern was water coming under the east wall from the school administration property.
5 The water overflowed the drainage ditch and overflowed normally empty retention ponds behind
6 the PDQ restaurant. We plan to contact the school department about the problem and make sure
7 their ditches are properly maintained.

8
9 **LAKES:**

10 Last month we cautioned residents around lake 9 (Mayne Lake) at Eagles Point that an alligator
11 of unknown length is sunning itself on the fountain and in the mud on the east end of the lake.
12 After seeing the gator sunning on the grass in front of one of the condos, it looked to be about six
13 feet long. Out of caution, the State gator control personnel have been contacted and should be
14 here sometime the week after Christmas to remove the gator. Again, please keep your pets away
15 from the shoreline, especially from dusk to dawn.

16
17 The east fountain in lake 1 near the north has been pulled out, cleaned, and put back into service.
18 The float on the Treehouse lake (lake 2) fountain has been replace and is now working again.

19
20 Michael Knupp - Lakes & Drainage Committee

21

EXTERNAL RELATIONS
JANUARY 2019

1 Following the approval of the Siesta Promenade Project by the County Commission, the leaders
2 of the coalition opposing the project briefly considered an appeal. The thought of an appeal was
3 short lived however in that the attorney representing the coalition withdrew from the case and the
4 individual who paid the legal fees through the Commission's decided against pursuing the case
5 further.

6 The External Affairs Committee appreciates all the support over the past 2 years provided by the
7 Board and many other members of the community.

8

LANDSCAPE
JANUARY 2019

- 1 Paul Weiner reported that the Landscaping Budget which includes Grounds, landscaping, Tree
- 2 Trimming, and Irrigation has come in under Budget by \$43,686.16 for the 2018 Fiscal Year.

**MAINTENANCE REPORT
January 2019**

JANUARY 2018 - Maintenance Committee Activity Report

Submitted – Joan Golub, Chairman Landings Maintenance Committee

Current On-Going Activities/Projects:

- **Major Flooding**

Due to the high volume of rain on December 20, 20018 certain drains could not handle the flow with much debris getting caught up on the grading with over a (1) foot of water accumulated in some areas.

Managed to get to the drain and clear both drains with rake to remove debris

Locations:

Kestral Park Place and on the corner of **Landings Blvd** and **Kestral Park Way South**



Over a foot of water – **Kestral Park**

Place

- **Landing Blvd Island #42 and #45**

Both Islands have *no rain sensors* and went on December 21 after the heavy rains flooding the Blvd in those areas and stayed on for hours. Notified Hollister of possible malfunction and stuck solenoid.

North Gate Wall

MAINTENANCE REPORT
January 2019

Worked with Benderson Development Company LLC and Paul Weiner (Landscape Committee Chair) to resolve water leak problem plaguing the Residence exit side of the North Gate



Possible Sprinkler PVC Pipe broken
behind wall

- **Truck Escort**

(1) Large Construction trucks were escorted to their internal destination and then guided out of the Landings

- **Problematic Tree Limbs**

Still problematic are the low-lying limbs on some of the other roads. In particular are those limbs *heading North* on Pine Harrier Cir **which still have to be trimmed.**

Picked up many fallen limbs on Roadways from heavy wind storm on Friday Dec 21st

- **North Gate**

The North Gate resident EXIT arm was completely severed from its housing by a resident driver who apparently failed to yield...

MAINTENANCE REPORT
January 2019



GATE ARM SEVERED



Damage caused as a result:

- Gate arm was completely destroyed
- A new gate arm has to be ordered (will take a week to receive)
- Sign (**RESIDENT ONLY GATE DECAL REQUIRED**) bent out of

shape



- Sign must be ordered and replaced

A temporary shorter arm had to be *modified* to fit housing in the interim

MAINTENANCE REPORT
January 2019



Suggested that Resident involved in the incident be **CHARGED** for the damage with the cost involved in labor and material (including time involved in setting up a temporary arm at the gate so the gate would not have to be **CLOSED** during the replacement ordering period)

SAFETY & SECURITY REPORT
JANUARY 2019

The Landings Security Committee has been working hard on the revision of the speed control policy. We will be presenting our recommendations to the LMA board at the January 3rd meeting. Thanks to Paige Packman for her leadership on this effort. Neil Goldman has been working on revisions to both the procedures and the notices to ensure they comply with State statutes.

The flashing speed sign has been put back in service and will be deployed around various locations on our roads. The Traffic Hawk is back from the manufacturer after some operating modifications. The committee has been working with our guard service to make sure we are getting useful information from the system. We will be re-deploying the unit the week after Christmas.

We hope you all have a happy and safe 2019.

PROPOSED SPEEDING POLICY
JANUARY 2019

Speed Policy Considerations

Residents

- The strategy is to educate and change resident behavior, not to punish
- Reserve the use of sanctions for repeat violators

Guests

- The guest should bear the consequences of the speed infraction, not the resident
- Guest communications may need to go through an associated resident (if applicable) and directly to the guest, if their address is known
- A guest may tie to several residents (e.g., tennis players, vendors) or may *not* be associated with any residents (e.g. if they are attending an event)
- Guests don't reside in the Landings, so tend to not be as aware of speed policy as are residents.

Vendor/Service Provider Driving Suspension Considerations:

- Loss of vendor entry privileges can impact the company's ability to earn a living or halt progress on a resident's long-term remodel project. These scenarios are complex, so will need to assess these on a case by case basis.
- The goal is to halt driver speeding by the through warnings to the vendor company about the speeding incidents.
- A vendor/service provider is considered an "invitee" under the Florida statute governing the imposition of fines and suspensions. Therefore, the entire Review and Hearing Committee process described above must be followed to suspend a vendor/service provider driver's ability to drive within the Landings.
- We may need to run a trial for 2-3 month for the Vendor Violation policy to assess its effectiveness and then refine the policy as needed.

Speed Policy

Residents

1. If a resident drives **10 - 14 mph over the speed limit** for the first time, they will receive a **Warning Letter**.
2. If a resident drives **15+ mph over the speed limit - OR - 10+ mph over the limit a *second* time within 60 days** of the date of their Warning Letter, they will receive a **Speed Violation Letter**, which must be acknowledged per the rules below. The letter states that a subsequent infraction within 60 days of the acknowledgement of the Speed Violation letter will result in a 30-day suspension of the resident's decal.

Acknowledgement Rules:

Proposed Speed Policy – January 2019

- The resident must acknowledge receipt of Speed Violation Letter within 30 days.
 - If the resident does *not* acknowledge their Speed Violation Letter within 30 days, they will be sent a Second Chance to Acknowledge Letter, which will be sent certified.
 - If the Second Chance to Acknowledge Letter is still not acknowledged within 30 days of the date of said letter, the resident will receive a **Decal Suspension Letter** (see details on this process below).
3. If a resident drives **10+ mph over the limit within 60 days** of the acknowledgment of the Speed Violation Letter, the resident receives a **Decal Suspension Letter**, which states that their decal will be suspended for 30 days.

Review & Hearing Process:

- a) LMA board will review and, if appropriate, approve the proposed decal suspension at the next scheduled Board meeting.
 - b) If approved, an LMA Hearing Committee meeting will be scheduled so that the resident has at least 14-days notice of the hearing date.
 - c) A letter is sent to the resident, providing 14-day as notice as required, and informing the resident of the opportunity to attend the hearing.
 - d) The Hearing Committee can only uphold or reject the Board's decision to impose the suspension. They cannot impose any other sanction or modify the Board's action.
 - e) If the decal suspension is affirmed at the Hearing Committee meeting, the gatehouse will **inactivate the resident's decal for 30 days.**
4. If a resident has a **subsequent 10+ mph violation** within 60 days of the prior decal suspension date, their **decal will be suspended for an additional 60 days.** The same review and hearing process described above must be followed.

Guest Violations

1. If a guest drives **10-14 mph over the speed limit** for first time, the associated resident (if applicable) and guest (if we have an address) will receive a **Warning Letter.** _
2. If the same guest drives **15+mph over the speed limit OR 10+ mph over the limit again within 60 days** of the date of their Warning Letter, the guest will receive a **Speed Violation Letter.** The letter states that a subsequent infraction within 60 days of the Speed Violation letter will suspend that guest's driving privileges within the Landings for 30 days.
3. If the same guest drives **10+ mph over the limit again time within 60 days** of the Speed Violation Letter, the associated resident (if applicable) and guest will receive a **Guest Driving Suspension Letter**, which states that the guest will not be able to drive within the Landings for 30 days.

Review & Hearing Process:

Proposed Speed Policy – January 2019

- a) LMA board will review and, if appropriate, approve the proposed driving suspension at the next scheduled board meeting.
 - b) If approved, an LMA Hearing Committee meeting will be scheduled so that the guest and associated resident (if applicable) have at least 14 days notice of the hearing date.
 - c) A letter is sent to the guest and associated resident (if applicable), providing for 14-day notice as required, and informing them of the opportunity to attend the hearing.
 - d) The Hearing Committee can only uphold or reject the Board's decision to impose the suspension. They cannot impose any other sanction or modify the Board's action.
 - e) If the driving suspension is affirmed at the Hearing Committee meeting, the gatehouse will **put the guest into "suspended driving status" for 30 days**, preventing their driving within the Landings.
4. If the same guest has a **subsequent 10+mph violation** within 60 days of the prior suspension date, their driving privileges within the Landings **will be suspended for an additional 60 days**. The same review and hearing process described above must be followed.

Vendor Violations

1. If the driver of a vendor/service provider vehicle drives **10-14 mph over the speed limit** for the first time, gate house management will contact the company and give them a **verbal warning** that subsequent violations *may* result in that driver not being allowed to drive within the Landings.
2. If the same driver goes **15+mph over the speed limit - OR - 10+ mph over the limit again within 60 days**, the company will be called again and warned that subsequent violations *will* result in that driver not being allowed to drive into the Landings. Depending on the circumstances of the second speed infraction, a company representative may be requested to come to the Landings to discuss the violation and ways to prevent these speeding incidents in the future.
3. If the same driver goes **10+ mph over the limit again within 60 days** of the prior violation, gate house management will contact the company to discuss **suspending the driver's ability to drive within the Landings for 30 days**.

Technology
JANUARY 2019

Hardware Replacements

The Main Gate's repeated power surges/outages caused the two principal UPS backup systems to fail and a requirement to replace them. That replacement took place in December.

The oldest two tag cameras will have to be replaced in January as they no longer provide usable images despite repeated attempts to refocus them.