

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
February 7, 2019

1 **Call to Order**

2 President Deirdre D'Silva called the Board meeting to order at 7:00pm at the Landings Racquet
3 Club, 5350 Landings Boulevard, Sarasota, Florida.

4 **Determination of Quorum**

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

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Homeowners
10	Jeff Durante	Carriagehouse I
11	Nick Pocock	South I
12	Constance Goldman	Bayview I
13	Norm Olshansky	Lakeview
14	Ann Segal	Eagles Point I
15	Nancy Ferraro	Eagles Point II
16	Norris Carroll	Eagles Point III
17	Mike Peikoff	Eagles Point IV
18	Edward Levins	Enclave @ Eagles Point

19 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
20 Visitor Publications/*Landings Eagle*, Rudy Blohm, Roads Chair, Paul Weiner, Landscape Chair,
21 and eleven owners.

22 **Confirmation of Proper Meeting Notice**

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

25 **Approval of Minutes**

26 Norm Olshansky made a motion, seconded by Richard Bayles to approve the minutes of the
27 January 3, 2019 Board meeting. The motion passed unanimously.

28 **President's Report**

29 The President thanked everyone for all their help and support during the past year.

30 Norm Olshansky gave a brief report on the Kayak issue and then asked the Board if they would
31 like to pursue a Kayak launch program. All Board members were in favor of further
32 investigation.

33 A discussion then arose concerning the invasive tree issue at the LHA.

34 After the discussion Michael Knupp made a motion seconded by Doug Day to have the tree
35 removed. Motion passed with a vote of four in favor and three opposed. The three dissenting
36 votes were casted by Norm Olshansky, Deirdre D'Silva, and Elena Darden.

37 **Treasurer's Report**

38 Will be given at the Annual Membership meeting immediately following this meeting.

39 **ADJOURNMENT:**

40 On a motion by Richard Bayles seconded by Elena Darden the meeting was adjourned at
41 7:10pm.

42 The next regular meeting of the Board of Directors is at 7:00pm on March 7, 2019.

43 Respectfully submitted,

44 Elena Darden, Secretary

**Treasurer's Report
January 2019**

45 **2018 Year-to-Date Operations**

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

49 Final pre-audit figures won't be available until late January.

50 **Other**

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

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

Nominating Committee Report
January 2019

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

58 LMA Nom Com Bd Rept. 1.3.19

**Communications Report
January 2019**

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

63
64 The new site will have the ability to post messages, classifieds, blogs, vendor recommendations
65 and notices. It will also have a calendar of events, and directory of all residents, in addition to
66 information about the Racquet Club and a resource for LMA documents, policies and forms. We
67 have invited all internal associations to utilize pages we have set up for each Association.

68
69 There is a lot of new data, photos, and information to enter and input has been coming in from
70 committees and Associations slowly. It may take a while for all calendar events and association
71 input to get posted.

72
73 **PLEASE, PLEASE respond quickly when we notify you that the beta site is available for**
74 **your review.**

75
76 Many thanks to Dick Bayles for all his help and input as well as our Web Designer, Paul
77 Fullylove.

78
79 Norman Olshansky
80

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, 2018 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

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

MAINTENANCE REPORT
January 2019



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

MAINTENANCE REPORT
January 2019

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



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 in order 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.