

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
April 4, 2019

1 **Call to Order**

2 President Norman Olshansky called the Board meeting to order at 7:05pm at the Landings
3 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

4 **Determination of Quorum**

5 Directors present were Richard Bayles, Elena Darden, Roger Kidder, Michael Knupp, Doug Day,
6 Agnes Schipper, Paul Weiner, and Joan Koplin. A quorum was established.

7 Presidents or representatives of the associations in attendance:

8	William Whitman	Homeowners
9	Neil Goldman	South II
10	Harvey Camins	Villas @ Eagles Point
11	Constance Goldman	Bayview I

12 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
13 Visitor Publications/*Landings Eagle*, Maralyn Kaufman Environmental Chair, and nine owners.

14 **Confirmation of Proper Meeting Notice**

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

17 **Approval of Minutes**

18 Paul Weiner made a motion, seconded by Doug Day to approve the minutes of the March 7, 2019
19 Board meeting. The motion passed unanimously.

20 **President's Report**

- 21 1. Progress on Website. Artists section, new blogs (Friedberg and Teagan Bower)
- 22 2. Orientation meeting with 10 people on speed enforcement committee- Good input from
23 those attending
- 24 3. Enforcement Committee hearing
- 25 4. Security gate incident
- 26 5. Environmental Committee outreach to associations
- 27 6. Board Certification Meeting
- 28 7. Audit - 2017 Allowance for Doubtful accounts
- 29 8. Signature cards
- 30 9. Significant number of receivables/delinquent accounts
- 31 10. Kayak Progress
- 32 11. Upcoming community and family events
- 33 12. Among items to be discussed tonight
- 34 Lake Erosion Proposal
- 35 Recruitment of Maintenance Chair
- 36 Interview with potential new Landoliers director
- 37 Progress on Kayak proposal
- 38 Eagles Nest Invasives – Neighbor contacts
- 39 Realtor Meeting
- 40 Update on Roads Engineering

41 The President then presented a Landoliers proposal as out lined below.

42 Landoliers Proposal

43 The Landoliers have been around for over 20 years led by Lenore Jost, who gave up the
44 baton this past year. They have continued to meet infrequently for fun but for the first
45 time, did not have any performances this past year.

46 A director Candidate has been identified to lead the Landoliers. She was interviewed by
47 Lenore Jost and Norman Olshansky. See her impressive bio below.

48 Currently there is \$5,300 budgeted for Community Events which is the line item that
49 includes the Landoliers.

50 The Landoliers would like to continue its program starting in October. Plans call for
51 about 20 plus rehearsals and two performances.

52 Total annual cost for hiring the new director, pianist and purchase of music is
53 approximately \$5,000.

54 Currently, according to Dick, there is \$2,800 budgeted and unspent for the Landoliers this
55 year. The Landoliers are requesting that \$2,500 of that amount be allocated for the
56 remainder of this budget year and that the additional \$300 be carried over and added to
57 the Landoliers budget for next year so that we can enter into an agreement with the new
58 director beginning this October 2019 – March of 2020.

59 Bio Suzanne Stearns

60 Suzanne Stearns has had a very active and varied career. She holds her Bachelors and
61 Masters degree from the Eastman School of Music. She has won several national vocal
62 awards including the first-place winner of the Metropolitan and San Francisco Opera
63 auditions.

64 Suzanne moved to Sarasota 7 years ago and now for the past 3 years has been the director
65 of a 40 singer chorus at Sunnyside Village, a soloist at St. Martha's Church and also sings
66 in the well-known group, Choral Artists of Sarasota with Dr. Joe Holt. She also teaches
67 privately in her home and does master classes wherever she is needed.

68 She has been a leading singer in the MGM's Hallelujah Hollywood show in Las Vegas
69 and has entertained on the Royal Viking Cruise Line with her husband, Metropolitan
70 Opera singer, Jason Stearns.

71 She had an exciting career with the Army Band's Army Chorale at Ft. Myer, Virginia
72 where she was the choreographer and stage director for the 13-member group performing
73 for presidents, ambassadors, officer's conventions and many other functions. Along with
74 the stage direction of this prestigious group, she was also a performer and soloist. She
75 retired from the Army after a 20-year career.

76 She has performed many leading roles such as Fiordiligi in Cosi Fan Tutte, Alice Ford in
77 Falstaff, Hemwige in Die Walkurie, Donna Elvira in Don Giovanni and many more.

78 During discussion the entire Board approved the proposal.

79 Treasurer’s Report**80 2019 Year to Date Operations**

81 The two notable over-budget expenditures in Drainage and Lakes will be reviewed for
82 reclassification to their respective reserve accounts. Due to the late availability of the
83 financials, I couldn’t determine this before this report.

84 It is way too early in the year to provide an annual forecast.

85 Other

86 The receivables as of April 3, 2019 (one month later than the distributed financials),
87 reflect only the payments by Benderson. All the other properties remain unpaid. The
88 BONYM entry was formerly shown as Presidential Mortgage; the Bank of New York
89 took possession of the property by a foreclosure action. We don’t yet know if we will
90 collect the entire receivable.

91 Manager’s Report

92 Verified for payment and had checks cut for the usual approximate amount of 50k of monthly
93 invoices.

94 Working with Anthony Brito, LED FPL, Lighting Specialist concerning changing all 109
95 existing street lights to LED at no cost to the LMA.

96 Secured the 2017 Audit information from the Association’s Auditor.

97 Getting the new Bank signature cards signed.

98 Working with Michael Knupp and Rudy Blohm concerning road and drainage projects.

99 Working with Security concerning almost all incidents.

100 Old Business

101 Elena Darden then gave a report of her meeting with FPL Representative, Anthony Brito, and
102 George Niel concerning the changing of the LMA streetlights to LED. The program will be a no
103 charge installation and our power bills will remain the same. After discussion Elena Darden
104 made a motion seconded by Agnes Shipper to approve the conversion. The motion passed
105 unanimously.

106 Roads and Sink Holes

107 Discussed during the Manager’s Report.

108 Realtor Meeting Website Promotion

109 One owner, Neil Goldman and one Board member, Roger Kidder expressed concerns about the
110 program being limited to ten Realtors. Joan Koplín stated that if the program was successful it
111 would be expanded to enlist more Realtors as necessary. A more complete report may be found
112 under Committee reports.

113 Kayak Update

114 Discussed during the President’s report.

115 Web Site Update

116 Discussed during the President’s report.

117 **New Business**

118 The President announced that he has appointed Ron Pierce as the new Maintenance Committee
119 Chair.

120 **Lake Erosion Proposal**

121 Michael Knupp stated that one major erosion project has now been completed. He further stated
122 that two contracts for drainage issues have been signed one in the amount of \$7,500 and the other
123 in the amount of \$14, 850. The Manager stated that he had a 50% deposit check cut for the
124 \$7,500 project which is to commence next week.

125 **Landoliers**

126 Discussed during the President’s Report

127 **Other**

128 An owner expressed concern about the road repaving plan. Admitting to no engineering
129 background, he was concerned that the cost of the plan was unwarranted and that the roads were
130 not in need of repaving.

131 Directors Richard Bayles and Michael Knupp explained to the owner why the roads needed
132 extensive work performed and referred the owner to the Road Reserve report to support that
133 requirement.

134 The President stated that he was very impressed with all the work the Committees are doing.

135 The following committee reports are attached:

- 136 Aesthetics
- 137 Communications
- 138 Community Hauling
- 139 Drainage
- 140 Environmental
- 141 Lakes
- 142 Landscape

143 The remaining committees had no report.

144 **ADJOURNMENT:**

145 On a motion by Michael Knupp seconded by Roger Kidder, the meeting was adjourned at
146 8:12pm.

147 The next regular meeting of the Board of Directors is at 7pm on May 2, 2019 at the Landings
148 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

149 Respectfully submitted,
150 Elena Darden, Secretary

Aesthetics
April 4, 2019 –

151 I shall present the information from our (George Niel Manager) meeting with FPL and the
152 contract for the board to consider. Thanks. Elena

Communications Report

April 4, 2019

153 On April 3rd, 5 realtors met in the Poolside Room at The Racquet Club to discuss thoughts about
154 the feasibility of adding a MLS link to thelandingsofsarasota.com website. Joining this initial
155 committee are:

156

157 Tara Lamb or Judy Greene, Michael Saunders & Co
158 Lenore Treiman, Michael Saunders & Co
159 Stephanie Church, Coldwell Banker
160 Igor Barmash, Coldwell Banker
161 Joan Koplin, Chair, Premier Sotheby's International Realty

162

163 These realtors and their respective companies represent the most volume of listings and sales in
164 The Landings within the last 6 months. Lenore Treiman is the only participant who does not
165 currently live in The Landings, but she had been a resident for many years and still is an active
166 realtor in our community.

167

168 We discussed ways to improve The Landings exposure to Sarasota realtors and visitors:

169

- Making a presentation to RASM (Realtor Association of Sarasota Manatee)

170

This has been tried in the past with little response.

171

Coffees at The Landings have also been unsuccessful

172

- Having the SHT do a profile on The Landings. Hasn't happened in quite a while. We will reach out to see if we can have a one published in the paper in the Fall

173

174

- Buyers are looking for communities with Pickle Ball, kayak launch and a Dog Park, which we do not have

175

176

- For Sunday Open Houses, we would like to have a list available at the gate showing which properties are open

177

178

- Will check to see if there is still a list at the gate in case a visitor needs a realtor to see a property and/or learn about the community

179

180

181 We also discussed the possibilities of adding a link to thelandingsofsarasota.com website for
182 Active, Pending, Sold and Rental properties within The Landings:

183

- We have feedback from some Buyers searching the internet for property in The Landings is complicated by the many different community names. If you just search for The Landings, usually only single-family homes will come up, leaving out condos and homes in The Cloisters

184

185

186

- It was agreed by all that this is not a marketing tool for the participating realtors but a service we can provide to the community

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188

- While we agree that an invitation to participate should be sent to all RASM realtors, the likelihood is that only those who already do business in our community would participate

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190

191

- Some communities have their association pay for this feed

192

193

- Our committee thinks that we could get 10 realtors to participate. The cost would be \$120 per year per realtor

194

195

- It seems to make sense to experiment with this for 1 year. If the service is not useful to residents, we would cancel this service

196

197

- The Sellers I have spoken with like this idea

198

198

Communications Report
April 4, 2019

199 More research needs to be done regarding vendors for this service.
200 We also need to meet with the website managers to clarify how this would appear on the website.
201
202 I hope to have a proposal for the Board at the May Board meeting.

203
204 Submitted by,



205
206
207

Community Hauling

April 4, 2019

- 208 The next Landings Community Haul Program is Wednesday, April 10, 2019.
- 209 Attached is the information to be included in the April issue of The Landings Eagle and the April
210 LMA meeting.
- 211 Bob, please remember to add the adjacent box of acceptable items as previously added.
- 212 Harvey Greller
- 213 908-804-2300

Drainage Committee Report

April 4, 2019

- 214 1. Howell Concrete and Land Service replaced a damaged drainage grating on Peregrine
215 Point Way. They will also provide a quote for another damaged one on the other side of
216 the street which will also require some cement work.
- 217 2. Sarasota County ran a camera pig on the sewer lines close to the Flicker Field Circle road
218 depression and concluded that the problem is not with the sewer lines. We then had
219 Greater Bay Plumbing come out to inspect the drainage lines. They determined that a
220 failed joint in the 48" drainage line is causing a washout under the road. This needs to be
221 addressed before the summer rains. The constant flow of water in the pipe from lake 3,
222 (carriage lake), will complicate the repair. Originally Greater Bay Plumbing indicated
223 that they would be providing us with a quote for the repair work. However, they have
224 since come back and said that they can't do this work. We will need to get with George to
225 ask for possible contractors. Howell Concrete?
- 226 3. Sarasota County has repaired the sink hole on the headwall of lake 1. The cause was a
227 failed joint on the drainage pipe from Rt 41. The fix involved removing 3 cement caps
228 that had been placed on the pipe previously and removing the failed joint of pipe. A
229 geotextile filter cloth was then placed on the headwall and riprap placed on that. The
230 repair will probably cost the county close to \$50k. Luckily this was not on our dime.

Environmental Report

April 2019

231 On **March 5, 2019**, an Audubon guided tour of Celery Fields for interested Landings birders
232 took place at 8:30 am took place. Lynn Jakubowicz (the Audubon guide who led our walk within
233 The Landings in January) conducted the tour of one of the boardwalks, the garden, and the
234 Nature Center. The event was very well received by those who attended – one of the attendees
235 (Naomi Gerbarg) summarized the event as follows: “Visiting Celery Fields provided us with a
236 lovely morning activity and an introduction to bird watching in our own community. We were
237 fortunate to view a variety of species, and under the astute guidance of our Audubon guide learn
238 their varied habits. As a plus, we were introduced to a bone collection in the museum/gift
239 shop. My experience of dinosaur bones has always been to view them in a museum; I have
240 never viewed a tibia and had a guide point out the window to the spot it was found. I had not
241 previously visited and had no idea what a wonderful and interesting experience was to be had.”

242 On **March 7, 2019**, I met with Agnes Schipper to discuss ongoing and future environmental
243 initiatives. We are discussing a partnership in which she and her husband, and possibly an
244 additional person, would work together with me to help with Environmental Committee
245 events/issues that need on-site attention when I am not in residence (June 1-October 1).

246 A few residents have begun to participate in The Landings Bird List. Next steps include putting
247 this initiative on the Landings residents website and exploring the possibility of getting an
248 “Audubon Bird Sanctuary” designation for our neighborhood.

249 Emails have been sent to all Association Presidents to recruit a liaison from each association to
250 be point person to share information when needed regarding Environmental Committee work
251 (with the goal of easy/brief 2-way communication – mostly via email - between Environmental
252 Committee chairperson and each Association volunteer to make sure LMA Environmental
253 Committee knows concerns, etc. of each Association and so we can share interesting
254 information, projects, and events, and avoid duplication of efforts. This will also hopefully
255 facilitate ongoing and future searches for volunteers to help with LMA initiatives like monitoring
256 the island on the Flicker Field Road Integrated Pest Management (IPM) study.

257 Emails have also been sent to LHA leaders and residents abutting Lake 1 to put forth the ‘ring of
258 responsibility’ initiative.

259 Respectfully submitted,
260 Maralyn Kaufman David
261

LAKES REPORT

April 2019

- 1 Our lakes contractor has been dealing with some electrical issues with fountains and lights.
- 2 Hopefully all will be working by the end of the month.
- 3 We have selected a contractor to begin work on the Bay View (lake 6) erosion problem. The
- 4 problem became more evident when a window washing lift almost went into the lake. The
- 5 fountain control box seemed to be the only thing keeping it from going in.
- 6 We submitted a grant request from the Sarasota Estuary Project to begin a pilot program of non-
- 7 chemical algae control. If we are successful, the grant will be awarded in May.
- 8 The County has been working on the inlet to lake 1 by the north gate. More info will be in the
- 9 drainage report.

Landscape Report
April 2019

1	Hostetler repairs	3/01/19	16.50
2		3/06/19	124.25
3		3/26/19	160.60
4	Renovation of islands 1, 10 and 40	3/07/19	42,90.61
5	An arborist was used to assist in identification of invasive trees in the Eagles Nest Area and		
6	along Landings Blvd. Removal of invasives should occur this week in the Eagles Nest Area,		
7	behind the Cloisters and along Landings Blvd.		

Safety & Security

April 2019

The Safety & Security Committee submitted two speeding violations to the LMA board. In accordance with the Speeding Policy, these violations were sent to the Board for approval to remove the barcode gate access decal from the offending resident's vehicle. The Board approved the suspensions. The resident can now appeal the suspension to the Appeals Committee per the policy.

Residents should be aware that coyotes have been seen in the Landings and should be aware when walking small pets at night. An article about living with wildlife in the Landings will be published in the next addition of the Eagle.

The next meeting of the Safety & Security Committee will be Monday, April 8 at 4:00 PM in the Lakeside Room.