

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
SARASOTA, FLORIDA 34231

**Minutes of the Meeting of Board of Directors held on
September 12, 2019 at**

The Landings Racquet Club ● 5350 Landings Boulevard ● Sarasota, Florida 34231

The meeting was called to order at 7:00PM by William Whitman, President.

Confirmation of Proper Notice

Mr. Whitman confirmed that notice of the meeting had been posted in accordance with Florida statute.

Confirmation of Quorum

In attendance were Bill Whitman, Jim Stewart, Jane Hyslop, Richard Bayles and Harvey Greller, constituting a quorum. Also attending were members Dale Plass and F. Douglas Day.

Approval of Minutes

The minutes of the August 8, 2019 Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

Treasurer's Report

The Board accepted the July 31, 2019 treasurer's report without comment. Mr. Bayles pointed out the expected invoice for \$6,400 from the LMA for the Association's share (1/3) of the cost of drainage work on Pine Harrier Circle. A motion to pay the invoice when received was made, seconded and approved unanimously.

Member Discussion

Mr. Plass discussed the need for roof cleaning throughout The Landings. Mr. Whitman reviewed the fact that the LHA is one of 20 component associations, each with their own management, and the LMA has limited ability to enforce standards other than on its Common Property.

Committee Reports

Membership

No report.

Legal

Mr. Bayles discussed the proposed revision to the Association's bylaws that were earlier distributed to the Board via email. The primary focus of the changes is to make the Association's governance more efficient, while also making changes to conform to the relevant Florida statute governing homeowner associations.

Mr. Bayles will prepare an explanation of the changes as a cover letter for the distribution of a "red-line" copy of the revised Bylaws to Association owners ahead of a planned vote to adopt them at the October or November board meeting.

Drainage

No report.

Landscaping and Architecture Committee

Old Business

None.

New Business

Unless otherwise noted, the motions made with respect to each item were passed unanimously.

5123 Kestral Park Place (Lot 203)

The board approved the installation of gates on both sides of the residence.

4720 Pine Harrier Drive (Lot 87):

The board approved the removal of a tree, required following the removal of a limb overhanging the residence.

1757 Pine Harrier Circle (Lot 106):

The board approved an attempt to move a small oak tree or its removal if the relocation is not feasible.

5168 Kestral Park Terrace (Lot 167):

A letter will be written requesting the replacement or removal of posts along the roadway that have been damaged by landscaping activity.

1625 Landings Boulevard (Lot 158):

The board issued a variance for a 2.4-foot front setback encroachment of a covered entranceway to the residence,

5149 Flicker Field Circle (Lot 214):

The board approved the replacement of the home's windows with hurricane-resistant windows.

5179 Flicker Field Circle (Lot 209):

The board approved new external colors for the residence.

4884 Peregrine Point Circle N (Lot 46):

The board approved new external colors for the residence.

Old Business

None.

New Business

None..

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 8:05PM.

The next scheduled regular meeting is on October 10, 2019 at 7:00PM at the Landings Racquet Club.

Respectfully submitted



Richard U Bayles
Secretary