

**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
SARASOTA, FLORIDA 34231**

**Minutes of the Meeting of Board of Directors held on
October 10, 2019 at
The Landings Racquet Club • 5350 Landings Boulevard • Sarasota, Florida 34231**

The meeting was called to order at 7:03PM 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 Judy Greene, constituting a quorum.

Approval of Minutes

The minutes of the September 12, 2019 Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

Treasurer's Report

The Board accepted the September 30, 2019 Treasurer's report without comment. Mr. Bayles briefly discussed the 2020 Budget up for adoption at the November meeting. Some minor changes were made; the Annual Assessment remained the same at \$200.00 per lot.

Member Discussion

None.

Adoption of Amended and Restated Bylaws

Mr. Bayles made the following motion:

MOVED that the Board of Directors adopt the Amended and Restated Bylaws of the Landings Homeowners Association, Inc., in substantially the form submitted to the membership in September, and authorizes the President and Secretary of the corporation to modify and execute the document as may be required for recording same with the Secretary of State of Florida and Sarasota County.

The motion was seconded and passed unanimously.

Committee Reports

Membership

There are 7 homes on the market with two upcoming closings.

Legal

None.

Drainage

See attached.

Landscaping and Architecture Committee

Old Business

None.

New Business

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

4816 Peregrine Point Cir W (Lot 71)

The board approved replacement roof tile.

1574 Landings Terrace (Lot 163):

The board approved the planting of a hedge along the southern boundary of the property with a height not to exceed 6 feet.

1600 Pine Harrier Circle (Lot 19):

The board approved the removal of two diseased East Palatka Holly trees.

5147 Flicker Field Cir (Lot 25):

The board approved roof tiles and paint color for an approved addition. It also approved the installation of an above-ground propane tank provided it was not visible from the street.

1598 Landings Terrace (Lot 159):

The board approved the removal of a dead pine tree with no replacement required,

4636 Pine Harrier Dr (Lot 95):

The owner has installed non-transparent window coverings that remain outside of the time permitted by the Association's governing documents. A letter will be written requesting compliance.

1721 Pine Harrier Circle (Lot 103):

A letter to the owner will request the removal of the trunk of a dead tree on the property.

1792 Pine Harrier Cir (lot 39):

The board approved replacement roof tile.

Old Business

On a motion by Mr. Bayles, the board approved the issuance of a check constituting a deposit for the project to replace mailboxes and refurbish posts in the southern section of the Association. Mr. Bayles advised that the check would be held until the last week of October to minimize the risk of a hurricane cleanup expense.

New Business

None.

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 7:50PM. The next scheduled regular meeting is on November 14, 2019 at 7:00PM at the Landings Racquet Club.

Respectfully submitted



Richard U Bayles
Secretary

LHA October 10, 2019 Board Meeting

DRAINAGE REPORT

At the request of Bill Whitman, Roger Kidder and I met with Carolyn Soto, the owner of the home at 4547 Camino Real to assess some drainage issues. Her house backs up to 1648 and 1660 Pine Harrier Circle (PHC). Nine homes on Camino including the Soto's, were originally part of the Landings. At some point over the years, those nine homes were separated by fences behind the abutting homes on Pine Harrier Circle. There is a 10-foot utility easement that runs along the fence line on the Camino side of the fence. A sanitary sewer line runs along the easement.

The pictures below were taken by Ms. Soto during a moderate rainstorm. Roger and I assessed the situation and provide the following observations:

1. The fences on the Landings side of the property at 1648 & 1660 PHC are in bad need of replacement or major repair. Because these fences separate the Camino property from the Landings like the properties along Field Road, it is unclear to us whether the LMA and LHA has any responsibility for maintenance of these fences.
2. The tree in the back yard of 1660 PHC should be removed at the owner's expense as it has grown over the Soto property and the root system is extended into the Soto back yard and has broken part of the fence. There are several bamboo trees also encroaching the fence.
3. The flooding appears to be coming under the fences from the back and side yards of the homes on PHC. The home at 1648 has a flexible pipe running parallel to the fence and appears to dump into the Soto's backyard.
4. There is nowhere for the water to exit the backyard. There appears to be a non-functioning swale on the north side of the Soto Property that runs to the street and into the County stormwater system that connects to the stormwater line coming out of the Landing on Pine Harrier Drive and then runs through the Field Club and out to the bay.

Possible Solutions:

1. Correct the drainage in the rear of 1660 & 1648 PHC so that they drain to PHC rather than onto the Soto property.
2. Recontour the swale on the north side of the Soto property so water can flow to the street.
3. Install a 12-inch drainage pipe along the easement with 3 or 4 drain boxes to collect water coming off 1660 & 1648 PHC and direct it to the swale.
4. Install a 10 or 12 inch pipe in the swale that connects to the County stormwater drain in the street.

We would recommend having a stormwater engineer review the mess or have our swale contractor give us an opinion. It will be up to the property owners on PHC, the LHA and the LMA to determine how it should be funded. It is our opinion the Soto's would only pay for the swale work since the problem is caused by the property owners on PHC.

Roger and I would be happy to meet with the LHA and the LMA to discuss this matter further.

Michael Knupp