

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
September 5, 2019

1 **Call to Order**

2 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, Roger Kidder, Michael Knupp, Joan Koplin, Elena
6 Darden, and Doug Day. Agnes Schipper and Paul Weiner had a first absence. A quorum was
7 established.

8 Presidents or representatives of the associations in attendance:

| | | |
|----|-----------------|-----------------|
| 9 | William Whitman | Homeowners |
| 10 | N. Ferraro | Eagles Point II |
| 11 | Connie Goldman | Bayview I |
| 12 | Norm Olshansky | Lakeview |

13 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
14 Visitor Publications/*Landings Eagle*, Karen Shaeffer, Nature Trail Chair and five homeowners.

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 Michael Knupp made a motion, seconded by Richard Bayles to approve the minutes of the
20 August 1, 2019 regular Board meeting after a correction was made to line 63, Michael Knupp
21 met with William Whitman and Jordon Joseph not with Richard Bayles and Paul Weiner. 10:07
22 AMThe motion passed unanimously.

23 **President's Report**

24 Good to be back.

25 Problems with so much rain. Kudos to Roger and Mike for handling so many of the
26 problems related to lakes and drainage. Unfortunately, we also had several residents
27 become verbally abusive to Mike. I will address that issue in the next Eagle.

28 While we still have a problem with overgrown vegetation behind Rooms to Go, I want to
29 thank George for his persistence in getting the County to address the area behind the
30 nursing facility.

31 Paige and her committee pulled off another great happy hour yesterday. Mark your
32 calendars for the next one on October 23rd.

33 I was distressed to learn about all of the damage at the south gate. The security
34 committee has identified several people who caused damage and will be seeking
35 restitution from them for costs incurred. The perpetrators did not report what they did,
36 nor did they apologize for their "hit and run" behavior.

37 We have identified and put on notice the mysterious poop bag dropper.

38 We have a full agenda from security. I want to thank Mike and his committee for all they
39 have done to rectify the radar problems and address our speeding issues. Tonight, we will

40 also discuss the future of the Green Book. Hopefully, all board members have reviewed
 41 Dick’s analysis and recommendations.

42 A copy of the cease order from our attorney to HR Horton (The Landing) is available for
 43 those who have not as yet seen it. We have set a deadline for their response and will
 44 discuss next steps should they not provide an acceptable response.

45 It is time to begin our budgeting and nominating process. If anyone is interested in
 46 getting involved in either of these important activities, please let me know.

47 We are also in the process of recruiting a new chair of the Speeding review panel. Jerry
 48 Spindler, who has been the chair is moving from the Landings.

49 The Landoliers will begin weekly rehearsals on October 8th at 3pm. There is room for
 50 additional participants. Please spread the word. We are fortunate to have a new director,
 51 Suzanne Stearns who will be joined by returning pianist, Barbara Rothman.

52 The 2019 International Coastal Cleanup is scheduled for September 21 from 8-11. Please contact
 53 Maralyn Kaufman-David to let her know if you can participate and to get additional details.

54 **Treasurer’s Report**

55 **2019 Year to Date Operations**

56 Significant variances in the latest financials from budget and in the year’s forecast:

57 The current forecast for year-end operations is a reduction in surplus (loss) of approximately
 58 \$8,000 an insignificant change from last month. There were no significant unbudgeted expenses
 59 in July. The significant changes in the forecast YTD are:

| Account | Note | Over/(Under) Budget |
|---------------------------|--|----------------------------|
| Interest | Bank and Delinquencies | 5,500 |
| Road Repairs | Partly caused by deferral of 2018 repairs. | \$13,000 |
| Signage & Maintenance | | (5,000) |
| Wall Painting/Maintenance | 2019 work coming from the reserve account. | (6,400) |
| Fountain Repair | | 2,500 |
| Security Services | Increase in guard wages | 11,000 |

60 **Other**

61 We are down to three owner receivables with significant balances totaling \$8,400, of which
 62 approximately \$2,400 will be written off to bad debt. We should receive the others in full.

63 **Manager’s Report**

64 Processed the usual 50K of invoices

65 MRSR LLS brought their property into Sarasota County compliance.

- 66 Still working with Mary Ann Noodzy, Susan Stahley and Brent Waldrop to have an unkempt area
67 behind Rooms To Go brought into County Compliance.
- 68 Daily checks on the County efforts to repair the washout and street lamp issue around the North
69 entrance to “The Landings”
- 70 Staying in the loop with the proposed Demand letter from the Association’s Intellectual Property
71 Counsel concerning the use of a nearly identical name “The Landing” which may cause some
72 confusion, deceive and mislead the Public.
- 73 Keeping in the loop with a drainage issue at Landings Point. Did a walk through on September 4,
74 2019.
- 75 Have solicited 2020 Budget information from six of our major vendors, Landscaping, Lakes,
76 Maintenance, Newsletter, Irrigation, and Security.
- 77 Usual amount of daily community drive-throughs checking on the progress of on-going projects
78 and looking for issues that need to be reported to various committee Chairs.
- 79 **Old Business**
- 80 Phillippi Shores grass discussed during the Manager’s report.
- 81 Community name change concern, President Norman Olshansky stated that DR Horton replied
82 to our name concerns and may be willing to accommodate us in some fashion. He further stated
83 that there will be an Executive Board meeting with our attorney at 8:30am tomorrow morning at
84 the Racquet Club for further discussion.
- 85 Beekeeper there was no discussion.
- 86 Speed Policy proposal, Michael Knupp opened a discussion concerning a proposed addition to
87 the current speeding policy. After all questions from the Board and the members present were
88 answered satisfactorily Michael Knupp made the following motion seconded by Richard Bayles:
- 89 If a resident household has three (3) or more speeding violations of 10 miles per hour or more
90 over the speed limit within a 60 day period, (even if those violations are by different vehicles
91 and/or different drivers), the decals of all vehicles in that household that violated the speed limit
92 within that 60 day period shall have their decals suspended for 30 days. A subsequent violation
93 by any of those vehicles during the decal suspension period shall add 60 additional days to the
94 decal suspension of said vehicles. Motion passed unanimously.
- 95 **New Business**
- 96 The Manager stated that he is already soliciting bids for the 2020 Budget which was included in
97 his Manager’s report. The President reminded everyone that the nomination process needs to be
98 started in the near future.
- 99 Concerning signage, the Manager was asked to hold payment to the sign company because of
100 some misspelling and whether the signage was formally approved.
- 101 Richard Bayles opened a discussion concerning the 2019/2020 Edition of The Landings
102 Handbook & Directory. He proposed a three-year plan to eventually wean our residents off
103 printed copies and get everyone to use electronic means of getting the printed version referred to
104 as the Green handbook. For a start he recommended for the 2019/2020 to reduce the print run
105 from 800 to 500, cease mailing and make the handbook available at the Main Gate and the LRC

106 for pickup. Charge \$5.00 for the half-page printed copy of the annual edition and no longer print
107 binders. After discussion Joan Koplin made a motion seconded by Elena Darden to implement
108 Richard’s plan. Motion passed unanimously.

109 **Other:**

110 None

111 **Good and Welfare:**

112 An owner expressed concerns about the narrow streets and if the Board had any plans to widen
113 some streets by either eliminating or making some of the islands in the community smaller.
114 Michael Knupp stated that the Board has concerns about the fact that with one exception there
115 are no sidewalks in “The Landings” and the Board will be discussing all options when they have
116 a meeting with a street engineer, hopefully in the near future.

117 The following committee reports are attached:

- 118 Communications
- 119 Drainage
- 120 Editorial
- 121 Environmental
- 122 Lakes
- 123 Maintenance
- 124 Safety & Security

125 The remaining Committees had no report.

126 **ADJOURNMENT**

127 On a motion by Joan Koplin seconded by Elena Darden the meeting was adjourned at 7:56pm.

128 The next regular meeting of the Board of Directors is at 7pm on October 3, 2019 at the Landings
129 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

130 Respectfully submitted,

131 Elena Darden Secretary

Communications
September 2019

132 Recommend keeping website ad in the Eagle.

133

134 A postcard to residents is being designed to be mailed to residents. Board members will receive a
135 copy of the postcard before the October board meeting for comments. This should be mailed late
136 October or early November if approved.

137

138 Recommend continuing with Eagle website ad until then. Hopefully, we will see an improvement
139 in the number of residents accessing the website.

140

141 Submitted by,

142

143 Joan Koplin

144

145

**Drainage Committee Report
September 2019**

146 The very heavy rains in July and August (13 inches) have caused many street flooding issues
147 around the Landings. Heavy rain caused major damage to recently-completed County work on
148 the inlet structure to North Lake (Lake 1). The County is redesigning the structure and repair is
149 underway.

150

151 The drainage repairs on Flicker Field has been completed.

152

153 The drainage spillway reconstruction has been completed.

154

Environmental Report
September 2019

- 155 • In early August, the first event to implement the grant we received from the Sarasota Bay
156 Estuary Program to restore the ecosystem in Lake 3 of the Carriage House 1
157 neighborhood took place. Money from the grant was used to purchase five different
158 varieties of aquatic plants. Twelve Landings resident volunteers helped plant over
159 2,000 aquatic plants in the water and along the shoreline. Five different varieties of
160 plants were installed. This planting approach is a natural method to control algae in the
161 lake.
- 162
- 163 • Response for participation in the 2019 International Coastal Cleanup was low (only 3
164 people). Continued effort with personal emails and another website in hopes of
165 jumpstarting some participants for Saturday, September 21, 2019 [information can
166 be found at [https://oceanconservancy.org/trash-free-seas/international-coastal-
167 cleanup/](https://oceanconservancy.org/trash-free-seas/international-coastal-cleanup/)].
- 168
- 169 • Monthly photographs and article by Landings resident, Robert Manteiga, for “*The*
170 *Landings Eagle*” are ongoing

171

172

173 Respectfully submitted,
174 Maralyn Kaufman David, Ph.D.
175 LMA Environmental Committee Chairperson
176
177

LAKES REPORT
September 2019

178 On August 10th between rain storms, twelve Landings resident volunteers helped plant over
179 2,000 water plants in the water and along the shoreline of the Carriagehouse 1 Lake. The plants
180 were purchased using a grant from the Sarasota Bay Estuary Program. This planting was the
181 first step in restoring the ecosystem of the lake by using natural methods rather than chemicals
182 to control algae in the lake. If this program proves successful, we will begin to implement the
183 program across the other eight Landings lakes. We want to thank all the volunteers who battled
184 the heat and rain to help with the project.

185

186 Repairs on Bayview Lake (Lake 6) have been delayed due to the weather and the emergency
187 repairs to the outlet drainage structure at Carriagehouse Lake (Lake 3). The work on Lake 3 has
188 been completed and the Lake 6 work is scheduled to begin by the end of September or early
189 October.

190

AUGUST 2019 - Maintenance Committee Activity Report
Submitted – Ron Pierce, Chairman Landings Maintenance Committee

CURRENT ON-GOING PROBLEM

• **Truck Escort - ON-GOING**

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

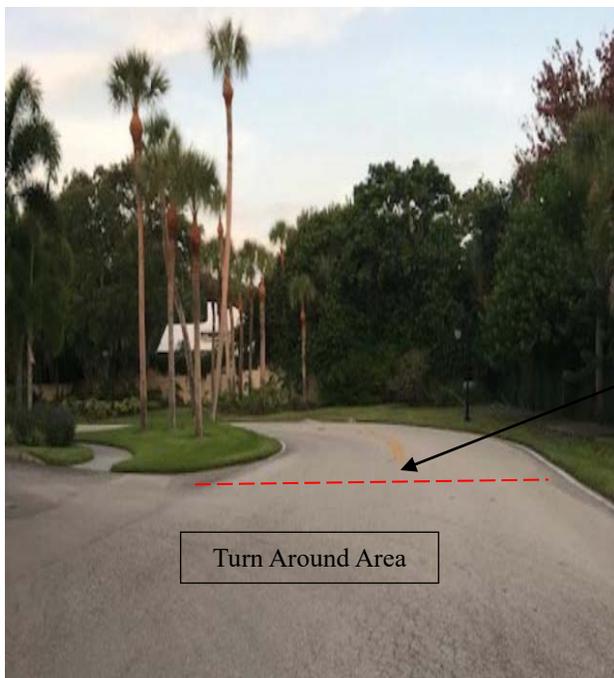
SPECIAL NOTE: Large construction and other delivery trucks still try to gain entrance through the North Gate due to faulty directions given on the national GPS System

This recent example caused a traffic jam at the North Gate in order to back the extended trailer truck out and redirect driver to the Maim Gate.

EXAMPLE



Possible Solution-In-The-Offing – Add *additional YELLOW signage* to area in a more visible area...with *yellow line stripping and strategically placed traffic delineators....*

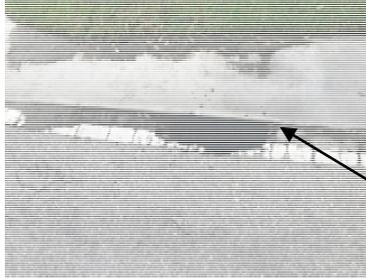


Current On-Going Activities

Projects Complicated: Several pot holes filed



Flicker Field Rd



Landings Blvd

Projects-In-The-Offing

- **Wall Painting** - Painting *HAS BEGUN* on the **Main Entrance Monuments** and from the **North Gate to South Corner** on the outside of wall area and inside wall. **Area Surface = 23,742' sq. ft.**



South Corner

Main Entrance Monuments

MAIN GATE

- **Wall Repair and Re-Painting**

A section of wall located by the South Gate at the dead end of Starling Dr is also scheduled, at the time of the Wall painting, in August IS *CURRENTLY* being repaired and repainted by vendor at **NO CHARGE**

MAINTENANCE REPORT\
September 2019



Damage from water – peeling and flaking

- **Curb Painting** – All of the main road curbs are *STILL ON SCHEDULE* to be painted and safety reflectors added as needed from:
 - ❖ North Gate (Kestral Park Way North) to Landings Blvd
Island #'s - 4, 3, 51, 50 (see map attached)
 - ❖ Entrance beginning at US 41 to Main Gate
Island #'s - 49, 48 (see map attached)
 - ❖ Main Gate (Landings Blvd.) to and including “S” Curve to last Island after Curve
Island #'s – 1, 2, 42, 45, 26, 27, 52, 46, 47, 58 (see map attached)

- **Sign Replacement Program**

The **Sign** and selective **Post** replacement program *IS CURRENTLT IN PROCESS*

The following Street Signs are on order with our new vendor



**MAINTENANCE REPORT\
September 2019**

- **North Gate Lighting**

The hidden lamp light which appears to be the Landings Lamp light @ the North Gate **HAS BEEN REPAIRED** and is now functioning



- **Kestral Park Way North – Tamiami Trail – Additional Delineator Safety Post were *WHERE INSTALLED*.**

(4) Damaged “Delineator Safety Post” will be replaced in the next (2) weeks.....



Projects-On-Going and ***STILL AWAITING*** A DISPOSITION

- **Problematic Corner - ON-GOING – STILL AWAITING for suggestion for this location in an effort to resolve this on-going problem....**

At the corner of Kestral Park Way South and Kestral Park Pl, we have repaired the retaining wall at least 4x's....the wall keeps getting hit by large trucks trying to negotiate the right turn onto KPWS



Note:
Homeowner has paid ½ the expense of the cost of repair on the first incident...The LMA had paid the other ½ ... Landings Maintenance has repaired it the other 3x's at ***no expense*** to either party...

Right Turn to tight with Island on KPWS

Safety & Security

September 2019

We have had a rash of gate crashes resulting in six broken gate arms just this month alone. Two thirds of these breaks were caused by Landings residents. These incidents not only cause damages to the gate, but also cause inconveniences to your friends and neighbors. All of these breaks were caused by drivers trying to enter through the entrances or exits without the gate raising, causing them to break free from the apparatus that raises the arm. Each time we need to repair or replace these gate arms, the LMA incurs \$300 to \$500 depending on the extent of the damage. If the vehicle can be identified on our video security system, the owner will be billed for the service call and any damage to the gate mechanism.

As a friendly reminder, if you try to come through any of the gates and the arm does not raise, back up and proceed to the main gate and report the malfunction to the duty officer. Do not try to force the gate arm up either manually or with your car. In addition, if the iron security gate is closed or there are traffic cones in either the inbound or outbound lanes, do not try to enter. Again, backup and go to the front gate. We now have portable signs that also announce when that the gate is closed. These extra two minutes to go to the main gate could save you the cost of repair to the gate and you vehicle.

We would also remind you not to tailgate another vehicle going through the gate. The gates are timed to allow one vehicle at a time to come through. If someone is tailgating you, pass through and slow enough to allow the gate arm to come down. This will help secure the Landings from unauthorized entry.

Speeding continues to be a problem in the Landings. We have instituted a number of things to try and slow things down in our neighborhoods. The committee is working on a number of changes to our speed enforcement to present to the LMA Board for approval. One of those suggestions will possibly be to print the names of the violating vehicle's owner in the Landings Eagle each month.

TECHNOLOGY
August 2019