

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
January 2, 2020

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

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Landings Homeowners
10	Harvey Camins	Villas @Eagles Point
11	Richard Tanner	Bayview I

12 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
13 Visitor Publications/*Landings Eagle*, David Jacaruso, Maintenance, and six homeowners.

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 Richard Bayles made a motion, seconded by Paul Weiner to approve the minutes of the
19 December 5, 2019 regular Board meeting. Motion passed unanimously.

20 **President's Report**

21 The holiday party was a great success. It was oversold with a significant waiting list. Thanks
22 again to Paige and her committee. The DJ was so popular that she will be reengaged to
23 participate at our March Happy Hour. The next Happy Hour is scheduled for January 22nd.

24 Thanks to the work of Harvey Greller, George, and several other volunteers we have arranged
25 for two pick up days for old recycle bins. More detail is in the Eagle. Pick up will be at north
26 gate on either Monday, January 13th between 8:00AM and 12:00 noon or Tuesday, January 14th
27 between 1:00PM and 5:00PM.

28 As you may have read in the Eagle, we have had some problems with individuals soliciting in
29 the Landings for Comcast/Xfinity. While handing out literature is not illegal, trespassing is, and
30 we have clearly marked signs noting that solicitating within the Landings is not permitted.
31 Please report any violations to the gate and they will call the police.

32 Please get the word out and plan to attend the January 15th 7pm meeting of Association
33 Presidents at which time the candidates for LMA Board will be presenting their backgrounds
34 and will answer questions. It's important that Presidents get feedback from their association
35 members prior to casting their votes at the February Board Meeting.

36 It's a new year and we look forward to another great year in the Landings.

37 Norm

38 **Treasurer’s Report**

39 **LMA Operations through November 2019**

40 As of the date of this report, November 2019 Financials were not available.

41 I’ve been advised that we will not be able to spend all the budgeted amount in the Landscaping
42 portion of the Grounds budget. As a result, my current forecast for year-end operations is an
43 increase in surplus (profit) of approximately \$35,000.

44 Final numbers will not be available until late January 2020 and will be subject to correction
45 during the annual audit process.

46 **Manager’s Report**

47 Processed for payment usual 50K of invoices

48 I have a work order number 54483 from FPL 800 375 2434 concerning the streetlamp repair at
49 the North entrance; (FPL) is running behind on some repairs because they have some of their
50 crews still helping restore power to hurricane affected areas. Update 12/5/2019 Sandra FPL
51 checking on progress. Andrea 1/2/2020 New number 9232044

52 Jesus 1 800 375 2434 other pole # 5 1563 3586 Claudette EXT 4106 800 375 2434 other pole
53 issue (leaning) Update 12/5/2019 Sandra FPL checking on progress. Andrea 1/2/2020 New
54 number address corner of Phillippi Dr. and Monte Carlo Dr.462

55 Filed a water problem issue (4828 Peregrine Point Circle West) (LS 083-0618) with the County
56 SR 484638. County has flagged the area.

57 Filed a drainage problem with the County (Kestral Park Drive) SR 483313. County has flagged
58 the area.

59 Working with the County concerning the bulk pick-up of the old re-cycle bins, Brian Usher,
60 Solid Waste Collection Manager 861 1532 Cell 726 8352

61 January Comcast Lynn 12/ 6 /2019 Ticket number 81561002

62 Working with Neil Goldman to determine who should be charged for gate arm repairs.

63 Working with Norm and the Nominating Committee

64 Resident fountain lighting issue.

65 Daily community drive-through, checking on the progress of on-going projects and looking for
66 issues that need to be reported to various committee Chairs.

67 **Old Business**

68 Michael Knupp reported that a satisfactory agreement was made with ISN concerning the
69 Traffic Hawk. They are going to give us a new machine which will be completely battery
70 operated within the next few days.

71 A discussion then arose concerning the “Alligator Warning Signs” and the amount of other
72 signage around “The Landings”. It was decided that the Board should seek some
73 Legal/Insurance advice concerning the Alligator signage and the ramifications of having
74 warning signs compared to having no Alligator warning signage. It was suggested that an

75 association wishing to remove alligator warning signs might be required to sign a release to
76 cover all wildlife.

77 David Jacaruso passed out to each Director a signage plan to alleviate the traffic congestion at
78 the North Gate. After discussion Michael Knupp made a motion seconded by Agnes Schipper to
79 implement the proposed plan. Motion Passed unanimously.

80 Gate damage invoices was discussed during the Manager’s Report.

81 Paul Weiner reported that his Committee has recruited six candidates for the five open positions
82 on the LMA Board. He further stated that there will be a meet the Candidates night to be held
83 on January 15, 2020 at the Racquet Club.

84 Norm Olshansky stated that he had two proposals from Florida Shoreline to alleviate the
85 flooding issue at the Gazebo, one with an approximate cost of \$4,500 and the other at an
86 approximate cost of \$15,000. Another option was to elevate the entire Nature Trail, but it was
87 decided that the cost of that option would be excessive. Richard Bayles then made a motion
88 seconded by Doug Day to go with the Florida Shoreline \$4,500 proposal with a 5K maximum
89 dollar amount. Motion passed unanimously.

90 County Pick up and Recycling was discussed during the Manager’s Report.

91 **New Business**

92 Michael Knupp reported the Electrical Problems at the Main Gate have been resolved.

93 **Other**

94 William Whitman wished everyone “A Happy New Year”.

95 The following committee reports are attached:

- 96 Community Hauling
- 97 Environmental
- 98 Lakes
- 99 Landscape
- 100 Maintenance

101 The remaining Committees had no report.

102 **ADJOURNMENT**

103 On a motion by Richard Bayles seconded by Paul Weiner the meeting was adjourned at 7:52pm.

104 The next regular meeting of the Board of Directors is at 6:30pm on February 6, 2020 at the
105 Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida. The LMA, Annual
106 Membership Meeting will follow at 7pm followed by the Board Organizational meeting.

107 Respectfully submitted,

108 Elena Darden Secretary

Community Hauling
January 2020

109 The last date to use the old smaller bins is Thursday, January 2, 2020 and the new larger blue
110 bins should be used starting Wednesday, January 8, 2020.

111

112 These dates may be different from what I sent you in the last 2 weeks.

113

114 Harvey

115 908-804-2300

116

**Environmental Report
January 2020**

LMA ENVIRONMENTAL REPORT

117
118

119 The Environmental Committee, Lakes Committee, and the Landings Homeowners Association
120 are hosting a forum with the citizens around Lake 1 to discuss a “ring of responsibility” around
121 the lake. Mollie Holland from Sarasota County will speak about the importance of maintaining
122 the grass buffer along the shoreline of the lake.

123

124 Monthly bird photographs/article by Landings resident, Robert Manteiga, for “*The Landings*
125 *Eagle*” is ongoing. There is renewed interest in building an official Landings bird list – I will be
126 coordinating with Steve Neumeister and encouraging the community (Landings Eagle and
127 Website) to submit their bird sightings for this endeavor.

128

129 Respectfully submitted,

130 Maralyn Kaufman David, Ph.D.

131 Environmental Committee Chairperson

Lakes Report
January 2020

- 132 Only two things to report on Lakes:
- 133 Installation of new lights and cleaning of the fountain on Lake 9 (Mayne Lake) was completed.
- 134 The lights in both fountains on Lake 1 were replaced.
- 135 The Lakes Committee, Environmental Committee and the LHA are planning a forum with the
- 136 citizens around lake 1 to discuss a “ring of responsibility” around the lake. Mollie Holland from
- 137 Sarasota County Will speak about the importance of maintaining the grass buffer along the
- 138 shoreline of the lake

LANDSCAPING
January 2020

LMA DECEMBER LANDSCAPING REPORT			
139			
140			
141			
142	12/20/19	Minor Repairs	15.45
143			
144	12/13/19	6" Main line repair	1437.00

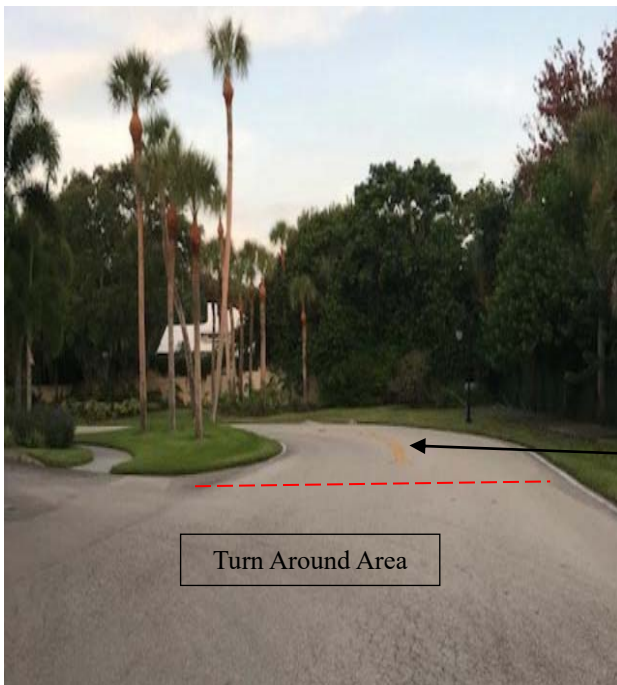
December 2019 - Maintenance Committee Activity Report
Submitted – Ron Pierce, Chairman Landings Maintenance Committee

CURRENT ON-GOING PROBLEM

- North Gate Proposes Signage - ON-GOING

Possible Solution-In-The-Offing – the *YELLOW signage* below is proposed to be added to area in a ...with *yellow line stripping and strategically placed traffic delineators....*

This new proof is submitted for approval



Arrow adjusted

South Gate Proposed Signage with U-Turn arrow

This new proof is submitted for approval



MAINTENANCE REPORT
January 2020

- **Truck Escort - ON-GOING**

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

SPECIAL NOTE: Since the offering of the possible solution (25) construction and other delivery trucks still tried to gain entrance through the North Gate due to faulty directions given on the national GPS System and had to be safely backed out of the Gate...

- **Sign Replacement Program** continues throughout the Landings with the most serious damaged signs are scheduled for replacement.

➤ Five (5) new street signs are in the process of being installed.

ON-GOING

- **Roadkill**

There was an unusual amount of roadkill this month on the main roads...(1) Turtle were removed and disposed of...

- **SCHOOL BUSES re: Landings Blvd Main Entry Island**

We continue to have infractions even after a directive to all bus drivers was sent by Teresa Clarke – Transportation Supervisor – Sarasota County Schools ... **Incident:** @ approx. 4:23 PM on -Tuesday, December 10....a driver drove out and turned at the more Eastern End of the parking lot - and once again jumped the newly painted curb and blocking 2 lanes of traffic until the light turned green..

We suggested that a sign should be put in place to prevent this from continuing to happen...

The drivers not only hit or jump the curb but block 2 lanes of traffic to get in line while waiting for the traffic light on 41 to change?

Ms. Clarke apologized once again for their buses going out that exit and sent our photos of the incident to their Facility Dept. as well as informing their drivers not to go out that exit.

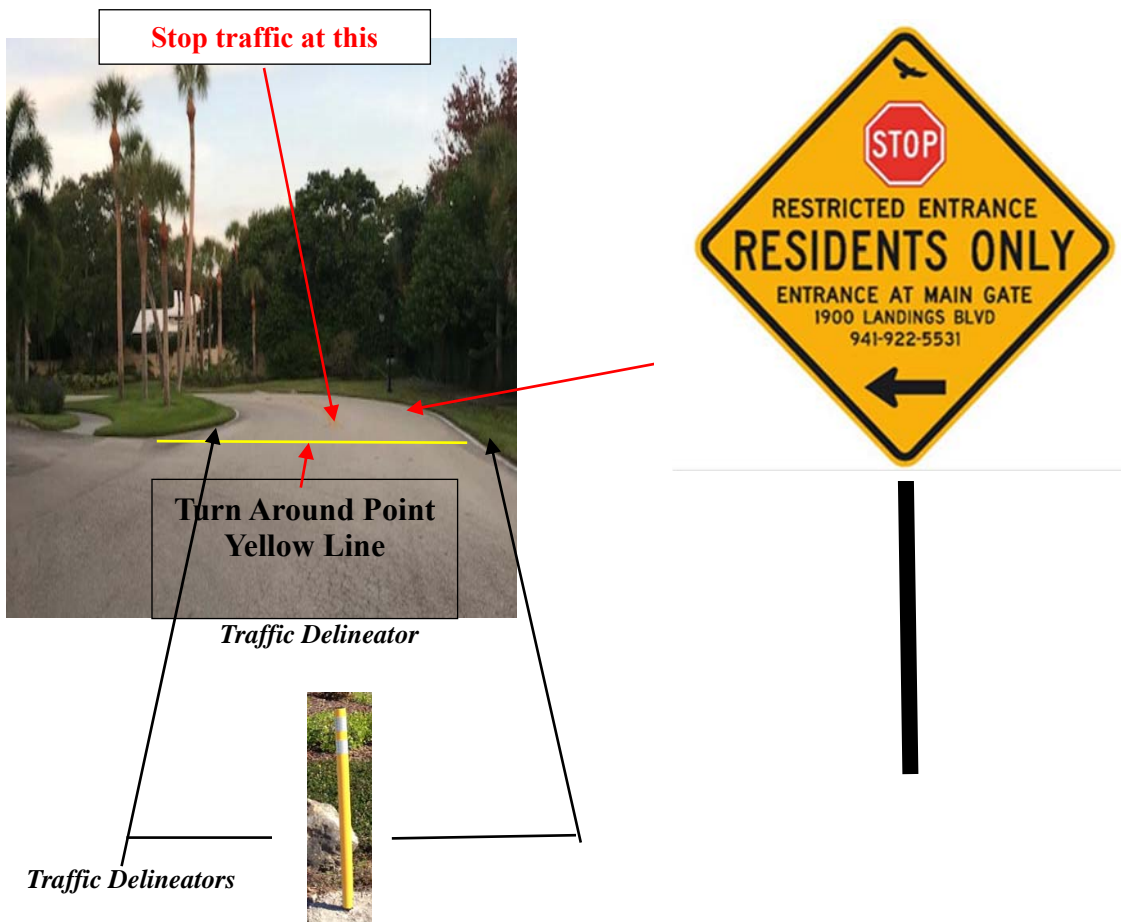
She has asked to have a sign, or something posted in that area and called the driver involved in this most recent incident in to see her that morning.

MAINTENANCE REPORT
January 2020

Norm,

Again, appreciate our meeting and just to reiterate the proposed sign for the North Gate. It is again, as I explained, an attempt to greatly reduce and/or eliminate the horrific traffic jams and damage that occur on an almost daily basis at the North Gate...I have added the recommended sign and a graphic presentation for a visual prospective of the area....

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



MAINTENANCE REPORT
January 2020

Graphic Presentation of Location



Traffic Delineator

Yellow Traffic Warning Line

Instructional Sign

Traffic Delineator