

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

**Minutes of the Meeting of Board of Directors held on  
February 14, 2019 at  
The Landings Racquet Club • 5350 Landings Boulevard • Sarasota, Florida 34231**

The meeting was called to order at 6:30PM by William Whitman, President.

**Confirmation of Proper Notice**

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

**Confirmation of Quorum**

In attendance were William Whitman, Richard Bayles, Michael Knupp, James Stewart, and Judy Greene, constituting a quorum.

**Approval of Minutes**

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

**Treasurer's Report**

The Treasurer's reviewed the Association's financial report for the month ending January 31, 2019 without comment. The Board accepted the report.

**Member Discussion**

None.

**Committee Reports**

**Membership**

There are six Association homes and one listed for sale.

**Legal**

None.

**Drainage**

None.

**Landscaping and Architecture Committee**

**Old Business**

5158 Kestral Park Ter (Lot 72): The owner has failed to respond to two requests for completion of an approved landscaping plan, but some correction of the landscaping problem has taken place. A letter will be sent requesting a plan.

1598 Peregrine Point Dr (Lot 142): Work has begun on remediation of the condition of the front landscaping.

**New Business**

*Unless otherwise noted, the motion to approve each request was passed unanimously.*

4696 Pine Harrier Dr (Lot 89): The board approved the repainting the residence in the existing color.

5146 Kestral Park Way S (Lot 173): The board approved the replacement of roof tile in a different color.

4800 Peregrine Point Circle W (Lot 75): The owner brought to the attention of the board the condition of the landscaping between their property and the neighboring property on Peregrine Point Circle W. A letter will be written to the neighbor requesting the removal of dead trees and invasive vines.

4895 Peregrine Point Circle E (Lot 110): To correct the drainage problem at the rear of the residence, the Board approved the removal of a tree in the front yard and the creation of a swale to improve drainage. It also approved alteration of the front driveway required by tree roots interfering with a portion of the existing driveway.

625 Landings Blvd (Lot 158): The board approved the owner's plans to remove dead pines, Brazilian pepper trees, and a carrotwood tree on the eastern side of the residence. It also approved revised front landscaping.

1757 Pine Harrier Circle; (Lot 106): The board approved the extension of a slab containing air condition equipment.

**Old Business**

None.

**New Business**

Mr. Bayles discussed the advantages of revising the Association's Bylaws to revise its election procedures. Specifically, to 1) obviate the need for an election when the number of candidates equals the number of open positions on the board, and 2) to provide for electronic document distribution and meeting attendance and voting as provided for in Florida Statute 720. Association counsel will be engaged to make the required changes.

**Adjournment**

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 7:10PM. The next scheduled regular meeting is on March 14, 2019 at 7:00PM at the Landings Racquet Club.

Respectfully submitted



Richard Bayles  
Secretary