

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

**Minutes of the Meeting of Board of Directors held on  
August 12, 2021, 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, Michael Donaldson, Judy Greene, Richard Bayles, and Natalie Gibson constituting a quorum. Absent was Mike Knupp. Also present was Donnie Melendy, LHA Property Manager.

**Approval of Minutes**

The minutes of the July 8, 2021, Regular Board Meeting was reviewed. A motion to approve the minutes was seconded and passed unanimously.

**Treasurer's Report**

The Board accepted the Treasurer's Report on July 2021 operations without comment.

**Member Discussion**

None

**Committee Reports**

**Membership**

1447 Peregrine Point Drive- on the Market.  
4808 Peregrine Cir West- closing September 7, 2021.  
4733 Pine Harrier Drive- Rental (12/1/2021-4/20/2022)

**Legal**

A Pre-suit Mediation letter was sent on June 24, 2021, to Mr. Treibly and Ms. Kremer for unapproved Airbnb rental activity at 1781 Pine Harrier Circle. This has been going on for 3 years.

**Drainage**

Lake 1 – LMA's planned erosion control project will be fixed using riprap.

**Insurance**

Brown & Brown insurance proposal for renewal on September 9: Director & Officers \$3.194, Crime \$473.00. Will ask David McMahon of Atlas Insurance for a quote and takeover a new agent.

**Safety Committee**

The new decal data needs to be input by hand (at no charge). Also, having problems reading decals for: Porsche, Mercedes, and Jaguars. RFID decals will be installed monthly on the 30<sup>th</sup> at Eagle Point for those owners that have not yet received one. Many thanks to the Safety Committee for their efforts.

**Email Authorization and Owner Update Forms**

As of today, we have had 78 of 218 owners return their forms.

**Signs**

LMA is updating signs in the community

**Guard Gate**

The guard gate has been power washed. Wasp nests and spiders have been removed. Now the gate house needs painting.

**Landscaping and Architecture Committee**

*Unless otherwise noted, motion(s) made with respect to approval of each item were passed unanimously.*

**New Business**

1745 Pine Harrier Circle (Lot 105):

Owners have presented a landscape plan for the whole property. Backyard will be fenced in and planted without grass. APPROVED with some modifications. The Plan also calls for a Stump Shack barbecue/smoker free standing covered slab. This part of the plan is still pending.

4899 Peregrine Point Cir E (Lot 109):

New owners plan to replace all exterior window and sliders with impact resistant ones using the existing window openings. The window frames will be white, sliders to be bronze. The board approved this plan.

Roof replacement will begin soon. Color approved to Mark Horler, previous owner. A new house color will be chosen at some point.

5121 Kestral Park Place (Lot 204):

Owner would like to remove a split trunk Laurel Oak planted too close to the roof overhang. A smaller canopy tree will replace this one. The board approved this plan.

**Old Business**

4872 Peregrine Point Cir N (Lot 49):

Back of property near lake needs gates to stop trespassers.

**New Business**

Violation Letters- 1<sup>st</sup> Notice sent and deadline to cure is September 15, 2021:

1618 Pine Harrier Circle- Bradley

1684 Pine Harrier Circle- Carlson

1756 Pine Harrier Circle- Foy

1412 Peregrine Point Drive- Roof cleaning will have been completed by August 6, 2021.

1598 Peregrine Point Drive- Owner Died, in trust with Wells Fargo, Landscape needs care. Will need to check property for continued violation.

**LMA**

Kayak Update- 12 storage shelves have been built.

Natural Trail updates have been supervised by Allison Taylor & David Osborn.

**Adjournment**

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 7:50PM. The next scheduled regular meeting is on September 9, 2021, at 5PM.

Respectfully submitted.

Prepared by Donnie Melendy, LCAM for Richard Bayles, Secretary