

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

**Minutes of the Meeting of Board of Directors held on  
September 9, 2021, at 5pm  
The Landings Racquet Club • 5350 Landings Boulevard • Sarasota, Florida 34231**

The meeting was called to order at 5:00PM 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, and Richard Bayles constituting a quorum. Absent were Mike Knupp and Natalie Gibson. Also present was Donnie Melendy, LHA Property Manager. Owners in attendance: 1745 Pine Harrier Circle.

**Approval of Minutes**

The minutes of the August 12, 2021, Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

**Treasurer's Report**

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

**Member Discussion**

1745 Pine Harrier Circle (Lot 105)- ARC review of Stump's Shack barbecue on poured slab with hurricane rated roof located on back of property not connected to the building. Board recommended that the shack be attached to the building. Revisions will be made for final review.

**Committee Reports**

**Membership**

1720 Peregrine Point Circle- on the Market.  
4808 Peregrine Cir West: Closing September 7, 2021, and sold for \$1.6 million.

**Legal**

No Report

**Drainage**

No Report

**Email Authorization and Owner Update Forms**

As of today, we have had 179 of 218 owners return their forms.

## Landscaping and Architecture Committee

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

### Review of Approval Requests

5164 Kestral Park Terrace (lot 169) request that that they can install inground basketball hoop to the left of the driveway in front of the residence. The board approved the request.

4800 Peregrine Pt Circ W (Lot 75): Many trees are dropping limbs and two oaks can be removed. Their arborist will look at thinning out the trees on their corner property. The board approved the request.

4904 Peregrine Point Way (Lot 144): Owner will paint house SW6128 (Blond) and trim SW6126 (Navajo White). The board approved the request.

4899 Peregrine Point Cir E (Lot 109):  
Mango tree on side yard to be removed as it was attracting rodents. The board approved the request. Roof replacement will begin soon; materials are on driveway.

1615 Peregrine Point Ct (Lot 121):  
House to be painted SW7008(Alabaster), garage door and trim SW7048 (Urban Bronze). The board approved the request.

4892 Peregrine Pt Cir E (lot 41): Large declining holly tree to be removed and replaced with palm tree like one in yard. The board approved the request.

4808 Peregrine Pt Cir W (Lot 73): Owner wants to duplicate wood fence and gate form the north side to the south side of property. The board approved the request.

1484 Peregrine Pt Dr (Lot 85) House under construction. Owner requested removal of several trees from rear lakeside. A plan was provided showing planting within fifteen feet of the waterline. The LMA lakes committee would like to install rip rap rocks on the bank to secure it from erosion. A request has been made to John Cannon Homes, for a new landscape revision plan.

### Review of Outstanding Violations

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

1618 Pine Harrier Circle- (Lot 21) Dirty Roof- Not Completed

1684 Pine Harrier Circle- (Lot 27) Dirty Roof- Completed

1756 Pine Harrier Circle- (Lot 36) Dirty Roof- Not Completed

4930 Peregrine Pt W (Lot 145)- Owner has had over 3 months to clean roof. Claims that the roof is being replaced. Send Final Notice to clean roof or show proof of roof replacement.

### Old Business

No Report

### New Business

No Report

**Adjournment**

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 6:10PM.

The next scheduled regular meeting is on October 14, 2021, at 5PM.

Respectfully submitted.

Prepared by Donnie Melendy, LCAM for Richard Bayles, Secretary