

THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
SARASOTA, FLORIDA 34231

Minutes of the Meeting of Board of Directors held on
May 9, 2019 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, Judy Greene, Jim Stewart, Mike Knupp, Harvey Greller, Richard Bayles, and Jane Hyslop constituting a quorum. Also attending were Maralyn Kaufman, LMA Environmental Committee Chair and LHA members John Huber, Bill & Gloria Story, Jane McElree, and Jean Greller.

Approval of Minutes

The minutes of the April 11, 2019 Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

Treasurer's Report

The Board accepted the April 30, 2019 treasurer's report without comment.

Member Discussion

Maralyn Kaufman reviewed with the board the LMA program to reduce the pollution of Sarasota County waterways and bays using several methods, including promoting the existence of a "ring of responsibility" around the Landings lakes, complying with County regulations regarding the use of fertilizer, and restricting the entry of grass clippings and other lawn debris into the storm water system.

Michael Knupp discussed the plan to reduce the erosion of the lake bank at 4868 Peregrine Point Cir N (Lot 50). LMA will be placing fabric and riprap along that shoreline, which has eroded to approximately one foot from a hedge and six feet from the edge of the residence pool cage. In response to questions about erosion of other lakefront properties, Mr. Knupp responded that the ability of the LMA to respond in other than emergency situations is determined by the LMA Lakes & Drainage committee's budget, which is reviewed annually.

Committee Reports

Membership

Four homes are currently listed for sale, down sharply from three months ago.

Legal

Mr. Bayles reported that Counsel had provided a draft of changes to the Association's Bylaws to permit electronic material distribution and meeting participation, which also included changes to the Articles of Incorporation. He has requested Counsel to attempt to provide the desired ability without changing the Articles of Incorporation, if possible.

Drainage

In addition to the erosion discussion under Member Discussion, Mr. Knupp reported on the drainage pipe repairs planned for Flicker Field Circle and reconstruction of the collapsed weir on Lake 3 that led to the pipe failures.

Landscaping and Architecture Committee**Old Business**

1625 Landings Blvd (Lot 158): The owner requested a setback variance at front of home to permit a four-foot covered extension to the front entrance. The board is awaiting a required survey with the addition shown.

5089 Kestral Park Way S (Lot 223): The owners would like to enclose the side yard of their corner lot to permit a dog run and private outside space with a gazebo. Members of the Board visited the property to discuss the problems and possibilities. The board has requested that a surveyor document the property line and the corners of the fence location be staked.

New Business

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

4785 Pine Harrier Dr (Lot 1): The board approved the relocation of landscape rocks on the property.

4600 Pine Harrier Dr (Lot 17): The board approved the repainting of the residence in a similar color to the existing.

5147 Flicker Field Circle (Lot 215): The board approved the owners plans for a 6x8 foot addition at the rear of the property and a rear second-story deck.

4800 Peregrine Point Cir W (Lot 75): The board approved the installation of a hurricane storm door on the front of the residence.

5179 Flicker Field Circle (Lot 209): The board approved the owner's request to remove a wall and a portion of the roof over the front entrance way.

5062 Kestral Park Way S (Lot 180): The owner is awaiting a proposal for remediation of standing water on the front lawn of the property.

1766 Peregrine Point Dr (Lot 135): The board approved the owners' plan to replace the residence's windows with hurricane proof windows of similar design and color.

1654 Landings Blvd (Lot 177): The board approved the removal of an oak tree that has grown over the house due to interference from neighboring trees.

4639 Pine Harrier Dr (Lot 13): The board approved the owners' plan to replace the residence's windows with hurricane proof windows of similar design and color.

1733 Pine Harrier Cir (Lot 104): The owner requested permission to remove a pine tree that was close to the house and growing over the roof. The board requested further information about the health of the tree. Mr. Stewart will contact the owner for further information.

4868 Peregrine Point Circle N (Lot 50): The board approved the removal of a dead orange tree.

Old Business

The board discussed the proposed mailbox replacement program, which comprised two phases – replacement and painting of posts for residences north of Landings Blvd and the same for residences on and south of Landings Blvd. The total cost of the program is approximately \$42,000. Mr. Bayles reviewed the financial status of the Association and suggested that it should not commit to beginning the program until after the 2019 hurricane season is effectively over and that the second phase could not begin until early 2020, when funds would be available from the 2020 assessment.

The mailboxes were last replaced in 2008-2009. Given that the new boxes would have a similar useful life, the 2021 budget will reflect the funding of a reserve account for their periodic replacement.

New Business

The Michael Knupp described the LMA’s request that the LHA contact its owners to reduce fertilizer-based water pollution by leaving a 2 foot unmowed portion at the edge of lawns adjoining Landings lakes – Lakes 1 and 2. The board agreed to contact each relevant owner with that request.

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 8:15PM. The next scheduled regular meeting is on June 13, 2019 at 7:00PM at the Landings Racquet Club.

Respectfully submitted

Richard U Bayles
Secretary