

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

**Minutes of the Meeting of Board of Directors held on
August 8, 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, Jim Stewart, Mike Knupp, Richard Bayles, Harvey Greller, and Judy Greene constituting a quorum. Also attending were members Julie Parks and Bill Story.

Approval of Minutes

The minutes of the June 13, 2019 Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

Treasurer's Report

The Board accepted the July 31, 2019 treasurer's report without comment. Mr. Bayles pointed out the approximately \$6,300 payment for drainage work on Pine Harrier Circle, comprising the third of the total cost that the Association agreed to reimburse the LMA.

He also presented a preliminary 2020 budget, which reflected the following:

- Restoring the drainage fund balance to its \$15,000 target after the 2019 spending.
- Funding the mailbox replacement project over 2019 and 2020, assuming no unusual weather-related spending.
- An Annual Assessment for 2020 of \$200.00 per lot.

Mr. Greller reviewed the timing of the decision on the mailbox project. The order for the 2019 portion of the replacement will be confirmed at the October regular board meeting. The decision on the second half will be made at the January regular board meeting.

Member Discussion

As neighbors, Ms. Parks and Mr. Story raised concerns about the extended time (sixteen months) of construction for the residence at 1721 Pine Harrier Cir (Lot 103), and the long period that a large dumpster was present on the property. A letter will be prepared to the contractor and to the owner requesting a completion date and clarifying the use of the dumpster.

Committee Reports

Membership

There are 8 homes for sale and one under contract in the Association.

Legal

Mr. Bayles will contact Counsel to determine the status of the bylaw revisions to streamline the Association's annual meeting and election process.

Drainage

Mr. Knupp reported on the status of drainage projects near Association lots:

- The work on Flicker Field Circle near Kestral Park Way S has been completed.
- The work on several Pine Harrier Circle properties is essentially done, with investigation and resolution of one issue.

He also reviewed the erosion at the east end of Lake 1 (North Lake) caused by a recent heavy rainfall. Extensive erosion nearly affected the roadway. Sarasota County estimates a three-week delay to re-engineer and begin work to repair the damage and replace the outflow.

Landscaping and Architecture Committee**Old Business**

5089 Kestral Park Way S (Lot 223):

After a presentation to the LMA Board of Directors regarding the possibility of erecting their desired fence on LMA property, the owners will first try an "invisible fence" to control their dogs. The board approved their proposal to regrade the western end of their property and install plantings, subject to no interference with drainage or other utilities located on the property.

1735 Landings Way (Lot 132):

The fence on the property line between Lot 132, Lot 139 and Lot 128 has been repaired.

New Business

Unless otherwise noted, the motions made with respect to each item were passed unanimously.

5147 Flicker Field Circle (Lot 215)

The board approved the removal of an old umbrella plant from right side of house, a magnolia tree on the left side of house to give space for new driveway, and other shrubs along left and rear side to permit relocation of AC units.

It also approved a revision of a previously approved addition to north side of house expanding it from 6'x8' to 19'x8'.

1615 Peregrine Point Ct (Lot 121):

The board approved the removal of a pine tree from the left of the driveway entrance and an oak from the front of the house.

The owner also requested information about procedures for house color and approval, new garage and front doors and exterior lights, which has been provided.

4955 Landings Court (Lot 157):

The board approved the removal of a tall pine from side yard, which roots have grown on the surface and block drainage from property.

5146 Kestral Park Way S (Lot 173):

The board approved the owners plan to replace front door for security and decorative reasons. The door will be grey with smoked glass.

4876 Peregrine Pt Cir N (Lot 48):

The board approved the color of the garage door.

Old Business

None.

New Business

Given the lack of owner response to the LMA's "ring of responsibility" landscaping initiative, further action will be taken after the return of the LMA chairperson to The Landings.

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 8:25PM. The next scheduled regular meeting is on September 12, 2019 at 7:00PM at the Landings Racquet Club.

Respectfully submitted



Richard U Bayles
Secretary