

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
May 2, 2019

1 **Call to Order**

2 President Norman Olshansky called the Board meeting to order at 7:00pm at the Landings
3 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

4 **Determination of Quorum**

5 Directors present were Richard Bayles, Elena Darden, Roger Kidder, Michael Knupp, and Doug
6 Day. Directors, Agnes Schipper, Paul Weiner, and Joan Koplin all had a first absence. A quorum
7 was established.

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Homeowners
10	Nick Pocock	South I
11	Sue Camins	Villas @ Eagles Point
12	Connie Goldman	Bayview I
13	Ron Pierce	Lakeview

14 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
15 Visitor Publications/*Landings Eagle*, Larry Lawrence Editorial/External Relations Chair, and one
16 homeowner.

17 **Confirmation of Proper Meeting Notice**

18 George Niel, Manager, verified that notice was given in accordance with the Bylaws of the
19 Association and requirements of Florida Statutes.

20 **Approval of Minutes**

21 Richard Bayles made a motion, seconded by Doug Day to approve the minutes of the April 4,
22 2019 Board meeting. The motion passed unanimously.

23 **President's Report**

24 Our condolences to Agnes Schipper on the loss of her father.

25 Our lakes, drainage and roads committee have had a full plate this month and will be a
26 significant part of our agenda tonight.

27 Irrigation issues have also been of concern.

28 We have lots of unexpected expenses which will require going into reserves and/or our fund
29 balance. There are decisions to make related to those expenditures as well tonight.

30 This time of year is the beginning of the mass exodus from the Landings of our snowbirds. It's
31 also a time to prepare for the June-October storm season.

32 Given summer travel schedules, I need to know who is going to be out of town and unable to
33 participate in board meetings June, July, August, and September. Please let me know so that we
34 can plan accordingly. If we do not have at least 5 board members planning to participate at a
35 meeting, we will likely cancel or postpone the meeting that month.

36 Dick is looking for other full-time residents to join the finance committee. Please share with him
37 your recommendations. He would prefer non board members.

38 Next Happy Hour is May 8th. No happy hour in June. They will be less frequent during the
39 summer. Mark your calendars for July 24, September 4, and October 23rd. Look to the Eagle for
40 future dates.

41 There is also an update report on Siesta Promenade tonight.

42 **Treasurer’s Report**

43 **2019 Year to Date Operations**

44 As discussed in the analysis of Drainage and Lakes spending at the May board meeting, \$31,850
45 of the Drainage expense will be reclassified to the Drainage Reserve.

46 Based on post-March invoices, the Roads Repair expenses will be approximately \$5,000 over
47 budget.

48 While Landings website expenses are over budget on a YTD basis, spending should be
49 significantly under budget by year-end. The only significant unrecorded expense is associated
50 with the Residents Directory rewrite, expected to be less than \$6,000.

51 Similarly, our Legal Expenses is generally front-end-loaded, although budgeted evenly
52 throughout the year.

53 There is no basis for forecasting an annual variance from budget based on YTD activity. As we
54 get further into the year, I will be providing such a forecast.

55 **Manager’s Report**

56 Verified for payment and had checks cut for the usual approximate amount of 50k of monthly
57 invoices.

58 Worked with Michael Knupp/Roger Kidder with various Lake and Erosion issues.

59 Worked with Asphalt Repair Service eliminating some pothole repairs and adding others.

60 Worked with Paul Weiner concerning landscape/irrigation issues.

61 Filed a Bobcat vehicle gate damage claim.

62 Working on a gravel spill incident.

63 Procured enough copies of the Sarasota County Disaster Planning Guide for all LMA
64 owners/residents which are available at the Guardhouse.

65 Following the FPL LED conversion process along with Elena Darden.

66 **Old Business**

67 Discussed during the Manager’s report.

68 **Roads and Drainage:**

69 Attached, there was also a discussion on the funding during which Richard Bayles made a
70 motion seconded by Doug Day to allow the Drainage Committee to exceed their 2019 Budget by
71 approximately 50K. Motion passed unanimously.

72 **Kayak Update:**

73 Everyone seems to be in favor of the Kayak program; however, there are some money and
74 liability issues that need to be addressed before any further action may be taken. Norm

75 Olshansky will set up a meeting with our insurance agent to come up with a plan that all parties
76 (LMA/LRC) will agree too.

77 **Website Update:**

78 Norm Olshansky stated that the Database is almost finished and should be operational within the
79 next week or so.

80 **New Business**

81 Recently there has been a parking issue outside of the South gate; the police were called, and
82 they informed LMA that the issue is on LMA property and the Police cannot be of any help. It
83 has now been determined that the property is in fact County property and the Police will be
84 asked again for their assistance in solving the parking issue.

85 **Other:**

86 A question was raised about signage warning drivers that there is Radar speed monitoring on the
87 property; the Board explained that there is signage at the Main Gate entrance. Additional signage
88 at the North & South gate was discussed but no action was taken. Note: The North and South
89 gates are only accessible to owners.

90 William Whitman, President of the HOA asked about when the painting of the curbing would
91 take place. The Board explained after the entire roadway’s current maintenance work is
92 completed.

93 William Whitman also suggested that all walkers should wear reflective vests.

94 Sue Camins, representing Villas@ Eagles Point made a suggestion that more emphasis should be
95 put on the emergency contact list that is kept at the Gatehouse, The Board stated that they would
96 review the present procedures and make any changes that they thought would be warranted.

97 **Good and Welfare:**

98 Larry Lawrence gave a summary of his complete report which is attached to these minutes.

99 The following committee reports are attached:

- 100 Communications
- 101 Drainage
- 102 Editorial/External/Relations
- 103 Environmental
- 104 Lakes
- 105 Landscape
- 106 Maintenance

107 The remaining committees had no report.

108 **ADJOURNMENT**

109 On a motion by Elena Darden seconded by Doug Day the meeting was adjourned at 8:07pm.

110 The next regular meeting of the Board of Directors is at 7pm on June 6, 2019 at the Landings
111 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

112 Respectfully submitted,
113 Elena Darden, Secretary

Communications Report

May 2, 2019

114 I will miss the May board meeting. Going on vacation May 1st, returning May 12th.

115 I will present a full report at our June meeting regarding adding a link to our website for real
116 estate.

117 Meanwhile, I have recently received information from Mike Knupp and Dick Bayliss about 2
118 other issues.

119 The Security Committee, in conjunction with Augie, have decided that the gate guard's
120 responsibility is security. They will not authorize giving out a list of Sunday open houses or have
121 a list of real estate agents who live in the Landings.

122 I asked Dick to get prices for sending out 700 11.5" x 5.5" postcards to all resident's about how
123 to log-into thelandingsofsarasota.com website and what the website has to offer.

124 There should be no design fee since I am able to do that.

125 Printing for 700 postcards \$417.23

126 Postage 385.00

127 Total \$802.23

128 I liked this size postcard because it stands out. Of course, we could reduce the price by creating a
129 smaller piece. Dick might need to correct the pricing, but this is what I understood them to be
130 from his emails.

131 Your thoughts and ideas are appreciated. If you decide to move forward with the postcard, I will
132 do my best to have a design ready for the June board meeting.

133 Joan Koplin

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Drainage Committee Report

May 4, 2019

135 Our drainage system is showing its age.

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- The spillway gate at the southern end of lake 3 (Carriage House Lake) has failed, (rotted out at the bottom), and water is draining out on a continuous basis. As such, the repair of the leaking 48” drainage pipe downstream under Flicker Field Circle can’t commence until the drainage box is repaired. Howell Concrete and Land Service has said they can rebuild the drainage box and repair the Flicker Field Circle sink hole that is the result of the leak. We are waiting for them to complete their survey and provide us a quotation and timeline. Unfortunately, since their visit an additional sink hole has started to develop in the side yard of a residence at the corner of KPWS and Flicker Field Circle. The sink hole is directly above the 48” drainage pipe and is most likely caused by another leaking joint.

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- The drainage pipe between FFC 5149 and 5147 has been installed by Nathan Overholt.
- The drainage repair on the corner of Kestral Parkway South and Landings Blvd will begin the first week of May.

Editorial/External Relations Committee Report

May 4, 2019

154 The most recent status on the lawsuit (Writ of Certiorari) is that Judge McHugh issued a "Show
155 Cause" order on 4/17 to the County, giving it 30 days to explain why she should not overturn the
156 County Commission December 2018 approval. This was based on all the information that was
157 filed in the Writ, and that it "demonstrates a preliminary basis for relief." (see attached article
158 from the Newsleader). The County must respond to the court within 30 days.

159

160 On another note, : WRA ENGINEERING, an arm of Benderson, filed a preliminary site clearing
161 application (Presubmittal Review of Siesta Promenade Application No.: 19-118250-00 PS Site
162 Clearing) and had a hearing before the Development Review Committee. The public is not
163 allowed to speak at these meetings, as it is SRQ dept personnel discussing the application with
164 the applicant. They want to remove trees, septic tanks, and the cement pads that the trailers used
165 to be on.

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167 Note: even though there is a lawsuit, Benderson may still do work on their property. See
168 attached letter from the County to the applicant.

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170 1) In the meeting, there was much discussion that how could this be done, as there isn't a site
171 plan yet. Somehow, that issue was able to be circumvented, and the same "clearing" will now be
172 done under the guise of "earthmoving."

173

174 2) In addition, per the attached, NO comment was made by transportation to ensure that
175 neighborhood roads would not be utilized for the many truckloads and heavy equipment that
176 will be entering and leaving Benderson's property.

177

178 3) In the notes, no mention of tree protection personnel walking the site with the applicant-
179 identifying the trees that they want kept (as was stated at the meeting.) It is now being left to the
180 applicant.

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182 If you are concerned that this application is not ensuring the proper oversight or providing
183 appropriate neighborhood protections, please email the department representatives listed below:

184

185 mbing@scgov.net Marquis Bing, Transportation

186 dsemones@scgov.net Darren Semones Tree Protection

187 LandDev@scgov.net Mark Loveridge

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Environmental Report

May 2019

191 Met with Ralph Ricapito and Nick Pocock to discuss idea of having one of the lectures in the
192 2020 Landings Free College lecture series focus on birds and other wildlife in the Landings. I
193 have reached out to Ann Paul, Regional Coordinator of Audubon Florida.

194

195 A few residents have begun to participate in The Landings Bird List that I described in an article
196 in the March issue of *The Eagle*. I have also now requested this initiative to be posted on the
197 Landings residents website. Hopefully this will get more responses.

198

199 The response to emails sent all Association Presidents to recruit a liaison from each association
200 to be point person to share information when needed regarding Environmental Committee work
201 produced only 2 or 3 responses. The goal of this initiative was to create easy/brief 2-way
202 communication between Environmental Committee chairperson and a volunteer from each
203 Association to make sure LMA Environmental Committee knows concerns, etc. of each
204 Association, to share interesting information, projects, and events, and avoid duplication of
205 efforts). In addition, it could facilitate ongoing and future searches for volunteers to help with
206 LMA initiatives like monitoring the island on the Flicker Field Road Integrated Pest
207 Management (IPM) study. I will put the request/offer on the website and see if there are more
208 responses.

209

210 Discussions with LHA leaders regarding establishing a ring of responsibility around Lake 1 are
211 ongoing.

212

213 Met with Deirdre D'Silva to accept her files and paperwork regarding her environmental
214 initiatives during her tenure as LMA President and Environmental Committee Chairperson.

215

216 Respectfully submitted,
217 Maralyn Kaufman David, Ph.D.

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219

220

LAKES REPORT

May 2019

- 1 • The electrician has completed the rewiring of the lake 9 (Mayne Lake) fountain
2 and lights control box. A new timer was also installed in one of the control boxes
3 on Lake 4 (Heron Lake). After a month of being out of service, the cable
4 connecting the fountain to the control box on lake 8 (Portside Lake) has been
5 replaced.
6
- 7 • The east fountain in lake 6 (Bayview Lake) is out of service due to an accident by
8 a window washing lift that damaged the control box.
9
- 10 • The County has completed the inlet structure replacement on lake 1 by the north
11 gate. We want to thank Paul Weiner from the Landscaping Committee for
12 arranging to have the irrigation company run a line under Kestral Parkway North
13 to the new inlet so the new sod could be irrigated.
14
- 15 • We had a major structural problem with the outlet structure in Lake 3 (Carriage
16 House Lake). The old structure, mainly constructed of wood, failed, and has
17 significantly drained the lake. We have contracted to have the structure replaced
18 with a concrete spillway. As a partial result of the break, we had a major drainage
19 pipe break at Flicker Field Circle. More about that in drainage report. These two
20 unexpected incidents will require the Board to approve moving funds between the
21 two reserve accounts to cover the costs of repairs.
22
23

24

Landscape Report
May 2019

1	Install irrigation for new sod at sink hole repair site	774.85
2	Invasive trees (Brazilian Peppers, Carrotwood and Bishopwood)	
3	removed from ENA and along Landings Blvd	\$2,000.00
4		

5

MAINTENANCE

MAY 2019

April 2019 - Maintenance Committee Activity Report

Submitted – Ron Pierce, Chairman Landings Maintenance Committee

Current Completed Activities/Projects and On-Going

- **Wrong Delivery Mishap – RECTIFIED AND CORRECTED**

Took several days to locate the Contractor who had a delivery of driveway pavers delivered and dropped at the wrong address...needless to say that homeowner (who was out of town) was quite upset... Fortunately no damage was done to the lawn or sprinkler system...



- **Kestral Park Terrace - COMPLETED**

Damage caused by Waste Management Recycling Truck after a complicated and *argues* Claim procedure, was approved for payment by his Supervisor...work to repair the curb is scheduled WAS COMPLETED.

Cost of Repair - **\$650.00** totally reimbursed by Gallagher Bassett on behalf of Waste Management, Inc.

MAINTENANCE REPORT
May 2019



New curb installed

- **North Gate Wall PVC Leak - COMPLETED**

Worked with Benderson Development Company LLC to resolve water leak problem plaguing the Residence exit side of the North Gate for the *second time*....



Leaking Sprinkler PVC Pipe behind wall

REPAIRED

PLEASE NOTE:

Leak was found to be a PVC sprinkler pipe belonging to the LMA...Turned over the project for repair to **Paul Weiner, Chair of the Landscape Comettee** for resolution with Hollister Irrigation.

- **Lamp Lights - COMPLETED**

Believe it or not, it took **6+ months** to have the Lamp Light located at the corner of Landings Blvd and Kestral Park South repaired by FPL...after repeated phone calls and routing reporting notifications on line (persistence was the key) they finally found the location...? For some strange reason their sub-contractors could not locate that corner...?

MAINTENANCE REPORT
May 2019



Landings Blvd

Light Post

Kestral Park Way South

- **Street Sign Program - ON-GOING**

The Street Sign Replacement Program is currently back on track... a new **Signs-By-Tomorrow** has given favorable pricing over (2) other local vendors. We are currently in the process of assessing what signs must be immediately replaced....

In the interim the Caution Alligator signs have been received and expected to be placed in key locations around the lakes already designated by Mike Knupp



- **Road – Potholes Repaired before Asphalt Company began its work... COMPLETED**

Due to the past heavy rains last month there are approximately (6) known potholes that must be repaired before they deepen and widen...

The patch material has been purchased, the potholes have been identified and work to fill them will be started this week by Landings Maintenance...

**MAINTENANCE REPORT
May 2019**



Landings Blvd heading West

Pothole



NESTAL PARK WAY SOUTH



Landings Blvd heading West

Projects-In-The-Offing

• **Truck Escort - ON-GOING**

(4) Large Construction trucks were escorted to their internal destination and then guided out of the Landings

• **Gazebo Garbage Receptacle - ON-GOING**

New *tension reduction* brackets for the heavy lid were just received and will be installed this week...

MAINTENANCE REPORT
May 2019



New Handle Installed

New Latch Installed

- **Problematic Corner - ON-GOING - Assistance needed to resolve....**

At the corner of Kestral Park Way South and Kestral Park Pl, we have repaired the retaining wall at least 4x's....the wall keeps getting hit by large trucks trying to negotiate the right turn onto KPWS

MAINTENANCE REPORT
May 2019



Note:
Homeowner has paid ½ the expense of the cost of repair on the first incident...The LMA had paid the other ½ ... Landings Maintenance has repaired it the other 3x's at no expense to either party...

Right Turn to tight with Island on KPWS