

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**June 6, 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, Roger Kidder, Michael Knupp, Doug Day, Agnes  
6 Schipper, Paul Weiner, and Joan Koplín. Director Elena Darden 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	Carola Reichelt	Villas @ Eagles Point
12	Connie Goldman	Bayview I
13	Norm Olshansky	Lakeview

14 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island  
15 Visitor Publications/*Landings Eagle*, and three homeowners.

16 **Confirmation of Proper Meeting Notice**

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

19 **Approval of Minutes**

20 Richard Bayles made a motion, seconded by Doug Day to approve the minutes of the May 2,  
21 2019 Board meeting. The motion passed unanimously.

22 **President's Report**

- 23 1. Alligator signs have been installed on all ponds with change in location for a few.  
24 2. Given the sad news that Larry and Carmen Lawrence are leaving the Landings, Gordon  
25 Garret has agreed to be our new Coordinator for the Eagle and chair of the editorial  
26 committee. Please copy him and me on all submissions to the Eagle. Larry was also our  
27 external affairs chairperson. Marjorie Floyd has agreed to assume that position.  
28 3. The website now has a full directory of residents posted online.  
29 4. There will be no Happy Hour in June. They will continue in July on the 24<sup>th</sup>.  
30 5. Thanks, and congratulations go to Maralyn Kaufman, Deirdre, Mike Knupp, and their  
31 committee for their work on securing the Federal Grant.  
32 6. A new development in Sarasota is called The Landing. The general feeling is that it is  
33 different enough in name that we probably do not have any recourse, unless they market it  
34 as The Landings.  
35 7. Need to know how many people will be away in July and August. Later in the meeting we  
36 will determine a date for our July meeting since the regular day would be on July 4<sup>th</sup>.

- 37 8. The Kayak proposal was discussed at the LRC meeting and they decided not to proceed by
- 38 a 3-3 vote. I do not think we can proceed unless there are other ideas or suggestions on
- 39 how we might go forward without their involvement.
- 40 9. Special appreciation to Landings South 1 and 3. With their support, we now have all of
- 41 the lakes participating in the ring of responsibility (grass) that will address some of our
- 42 algae, lake and environmental issues.
- 43 10. Tonight, we have several important items on our agenda dealing with finance and Security
- 44 that will require votes by the board.

45 **Treasurer’s Report**

46 **2019 Year to Date Operations**

47 Expenditures vs Budget:

Acct	Caption	Note
7165	Road Repairs	We didn’t do any in 2018 and planned to complete in 2019. Unfortunately, I failed to allow for the catchup in the budget, so I forecast that we will be \$10,000 over budget for the year.
7735	Security - Other	We are significantly over budget on a YTD basis due both to timing and more-than-usual equipment failures (PC’s, cameras, ...). I expect to be at budget for the year.
7755	Landings Website	While over for the year, there will not be any significant expenses other than the cost of the new residents directory. This should end up under budget by \$3-4K.

48

49 **Other**

50 The receivables as of June 3, 2019 are down slightly from the distributed financials. All have  
51 been turned over to counsel for collection.

52 **Manager’s Report**

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

55 Attended a meeting with Norm Olshansky and the Argus Accounting Department.

56 Took care of a two-car garage request.

57 Reported a Police incident at the Main Gate.

58 Completed an Estoppel.

59 Monitoring the Gazebo trash can issue.

60 Discussion about another “Landings” in the area.

61 Solved the cement issue at the North entrance.

62 Involved in the negotiations with the Guards hourly rate increase.

- 63 Holiday lighting discussions.
- 64 Reported a speeding issue where a child was nearly run down.
- 65 Discussed a lake mowing issue.
- 66 FPL vegetation investigation.
- 67 Investigated two asphalt repair issues.
- 68 Reported on a US Mail truck gate damage issue.
- 69 Alligator signs and new direction signs discussions.
- 70 An owner complaint about a vendor using her water.

71 **Old Business**

72 Joan Koplin will give a full Real Estate report at the July Board Meeting.

73 **New Business**

74 Michael Knupp then opened a discussion concerning the fact that we may be losing three long  
75 term employees of our Security Company because other security companies are paying higher  
76 hourly rates. We recently lost two long time guards who left for better paying positions.

77 He then stated that he had discussions with the Principals of our security company and worked  
78 out an agreement to give our three full time guards an 8.3% increase in their hourly rate and that  
79 the multiplier we pay to the security company would remain at 1.9%. After discussion, Michael  
80 Knupp made a motion seconded by Richard Bayles to implement the plan. Motion passed  
81 unanimously.

82 Norm Olshansky then opened a discussion concerning how the investment income in our  
83 Owner’s Equity Account was being accounted for. During discussion it became apparent that an  
84 agreement was not going to be made at this meeting. It was then decided to table this discussion  
85 and have the Association’s Auditor review how the account is being handled presently and make  
86 recommendations for change if necessary.

87 Norm Olshansky stated that he would contact he Association’s Auditor.

88 **Other:**

89 An owner stated there is a serious algae issue at the LS I lake, Michael Knupp stated that he is  
90 aware of this issue and everything possible is being done to correct the algae issue.

91 Norm Olshansky opened a discussion concerning the date of the July meeting as it falls on July  
92 4, 2019. After discussion it was decided to hold the July meeting on Monday, July 9, 2019

93 **Good and Welfare:**

94 None at this time.

95 The following committee reports are attached:

- 96 Community Events
- 97 Community Hauling
- 98 Drainage
- 99 Editorial/External/Relations
- 100 Environmental
- 101 Lakes
- 102 Landscape

103 Maintenance

104 Safety & Security

105 Technology

106 The remaining committees had no report.

107 **ADJOURNMENT**

108 On a motion by Richard Bayles seconded by Michael Knupp the meeting was adjourned at  
109 8:40pm.

110 The next regular meeting of the Board of Directors is at 7pm on July 9, 2019 at the Landings  
111 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

112 Respectfully submitted,

113 George Niel Acting Secretary

## Community Events

June 2019

114 The 5th annual LMA Family Pool Party is scheduled for this Friday the 7th of June from  
115 5 to 8pm. Games, Eats and Ice Cream Truck finale are all back for more. See our ad in  
116 The Eagle.

**Community Hauling  
June 2019**

117 The next scheduled Community Haul date is November 13, 2019.  
118  
119 Harvey Greller  
120  
121  
122

## Drainage Committee Report

June 4, 2019

- 123
- 124
- 125
- 126
- 127
- 128
- 129
- Will Howell from Howell Concrete sent us an e-mail on May 24<sup>th</sup> stating that they would begin the carriage lake spillway repair work during the week of May 26<sup>th</sup>. To be followed by the Flicker Field Circle sinkhole repair. Thus far they haven't shown up --- but we remain hopeful.
  - The drainage repair and street widening on the corner of Kestral Parkway South and Landings Blvd has been completed. It looks great. These repairs should eliminate the mud that has been an issue at this corner for quite some time.
- 130
- 131

**Editorial/External Relations Committee Report**

**June 2019**

132 The primary issue is the status of the Siesta Promenade lawsuit. The judge granted the  
133 defendants (Benderson and the county) an extension of her show cause order until June 24. The  
134 plaintiffs, Sura Kochman, will have 15 days to respond. The External Affairs Committee will  
135 keep you posted.



## Environmental Report

June 2019

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

- Presented a plan for a ring of responsibility around Lake 1 at the Landing Homeowners' Association (LHA) May 2019 monthly meeting. The LHA Board is in favor of working on this initiative. The next step will be to provide the homeowners abutting Lake 1 with information about the Sarasota County and Landings Residents' Handbook requirements regarding a ring of responsibility and step by step guidance on how to communicate with their individual lawn care company to accomplish the criteria for a ring of responsibility. In addition, I will recommend communicating with all LHA members to consider helpful environmental tips with regard adverse effects of fertilizer, pesticides, and lawn clippings entering the waterways from runoff from homeowners' properties.
- The LMA was awarded funds from the Sarasota Bay Estuary Program Partnership Grant program to continue our ongoing Stormwater Retention Pond Habitat Restoration Project. These funds will help move our project forward, enhance another one of our lakes, and provide a unique community involvement event to gather us together in this important environmental initiative. Thanks to LMA Past-President Deirdre D'Silva, Mike Knupp (Project Leader and Drainage and Lakes Committee Chairperson), Maralyn Kaufman-David (Project Leader and Environmental Committee Chairperson), Larry Lawrence (External Relations Committee Chairperson), Carriage House 1 Association leaders, Jeff Durante (President) and Laurie Malone (Landscape), and Carriage House 1 residents.
- Confirmed with Ralph Ricapito and Nick Pocock that Ann Paul, Regional Coordinator of Audubon Florida, accepted the invitation to be a presenter at the 2020 Landings Free College lecture series (her focus will be on birds in the Landings).
- Pleased to report that a Landings resident, Robert Manteiga, has volunteered to contribute a monthly photograph of and information about a bird that is indigenous to and seen in the Landings to "*The Landings Eagle*". Robert's expertise in photography and bird knowledge will certainly help peak everyone's interest in 'Birds in Our Backyard' as we work toward creating great habitats for birds and our own Landings Bird List.
- Communicated with Mike Knupp regarding needed improvements in rings of responsibility around Lakes 4 and 5; Association President Burt Frank has responded positively and will implement improvements, including widening and ensuring entire perimeters of each lake is involved.
- Received two thank you notes for our \$100 donation to the Sarasota Audubon Society (SAS) for the two events provided by volunteers (Lynn Jakubowicz, Mary Heinlen, and Sandra Vendeventor) for Landings residents this past winter (one from Sara K. King, SAS Board Member at Large, and one from Mary Heinlen, SAS Secretary).
- Reviewed the status of the Integrated Pest Management (IPM) project on the island on Flicker Field Circle in early May with Deirdre D'Silva. Most of the plants/shrubs look as healthy as the other islands on Flicker Field Circle, except for the center shrubs, which look leafy on top and leggy on bottom. Although this is a change on the IPM island, we noted a similar phenomenon on the same type of shrub on the island on Peregrine Point

182 Drive between Peregrine Point Court and Peregrine Point Circle West (that has been  
183 maintained as usual by the LMA landscape company). The change looks like it could be  
184 due to lack of water, need for pruning, or need for fertilizer. I will be exploring an organic  
185 fertilizer suggested by a neighbor in the IPM island area (Milorganite), and Deirdre  
186 D'Silva will be applying an organic fertilizer starting in June. The IPM island will  
187 continue to be monitored in the hopes of finding an environmentally sound balance of  
188 less pesticide/fertilizer and thriving vegetation that could potentially be used in other  
189 locations.

190  
191 Respectfully submitted,  
192 Maralyn Kaufman David, Ph.D.  
193

## LAKES REPORT

June 2019

1 The algae season is upon us and our lakes contractor is working on trying to stay ahead of the  
2 blooms. High heat and little rain are not helping the situation.

3

4 Structural repairs on the Lake 3 (Carriagehouse Lake) outlet are scheduled to begin on June 3rd  
5 along with drainage pipes on Flicker Field Circle. We want to thank the residents of  
6 Carriagehouse 1 for their patience while we wait for our contractor to schedule the work.

7

8 We have received a grant from the Sarasota Bay Estuary Project to pay for the purchase of water  
9 plants to be planted in Lake 3. These plants are the first step in the restoration of the lakes  
10 ecosystem where we are trying to cut back on the use of chemicals to reduce algae growth. If  
11 you're interested in volunteering some time for a few hours in July to help with the planting,  
12 please contact Mike Knupp or Marylyn Kaufman.

13

14 We have completed some erosion control work on lake 1 where the lake bank was encroaching  
15 On the pool deck of one of the homes on the lake. We hope to start addressing the erosion  
16 control problem on Lake 6 (Bayside Lake) sometime in June.

17

18

19

LANDSCAPE REPORT

June 2019

1

2 Irrigation

3	4/23/19	Repair break by North Gate Wall	623.20
4	4/29/19	Flex pipe and fitting	12.80
5	5/8/19	Set timer for sod	65.00

6

7

8

9

10 Landscaping

11	4/23/19	Main Entrance Annuals	692.56
12	5/14/19	Remove 4 Brazilian Peppers at Nature Trail	1,400.00
14		Clear debris along Nature Trail	
15	5/29/19	Credit for sod placement	1,000.00

**MAINTENANCE REPORT\**  
**June 2019**

**May 2019 - Maintenance Committee Activity Report**

Submitted – Ron Pierce, Chairman Landings Maintenance Committee

**Current Completed Activities/Projects and On-Going**

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

Working with Mike Knupp (12) of the (15) Caution Alligator signs (12) of the (15) have been placed in key locations around the lakes already designated by Mike Knupp. (1) Sign was asked to be relocated by one of the condo owners and the remaining (3) will be placed in new designated areas identified by Mike Knupp.



- **Landings Blvd and Kestral Park Dr - Intersection - COMPLETED**

The safety mirror heading West on Landings Blvd...Mirror was hit and was re-installed



New Safety Mirror

- **Turtle Escort**

This month on the main road (3) Turtles were removed from Main Roads and re-directed to safe area.



**MAINTENANCE REPORT\  
June 2019**

- **Road Kill**

There was an unusual amount of road kill this month on the main road...at least (2) baby possums were removed and disposed of...

- **Landings Blvd. and Rt41**

Imbedded concrete spill into the road was successfully removed at the request of Landings Maintenance by Benderson Property Management



### **Projects-In-The-Offing**

- **Truck Escort - ON-GOING**

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

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

The new piano bracket for the heavy lid were just received and will be installed this coming week...

**MAINTENANCE REPORT\**  
**June 2019**

- **Problematic Corner - ON-GOING – Various suggestion were received 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



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

- **Kestral Park Way North – Tamiami Trail – Additional Delineator Safety Post were ordered**

(4) Damaged “Delineator Safety Post” will be replaced



**Safety & Security**  
**June 2019**

Though we have seen a limited amount of success in slowing the traffic, speeding on Landings Blvd, Kestral Parkway South and Starling Drive continues to be a problem. At our next committee meeting, we will be discussing other action we might recommend to the LMA board to address this ongoing problem.

There is a lot of construction and landscaping projects going on around the Landings causing congestion on many of our narrow streets. Please be aware of these projects and watch your speeds and lane blockages as you drive by these construction sites.

Thanks to David Jacaruso for installing the “Gator Warnings” signs around our lakes. We are currently making some adjustments in sign locations around the Landings. We have received mostly positive feedback on the program with a few suggestions on changes we could make. We have also received a couple of negative comments regarding the need for the signs. Safety concerns are of up most importance to us and these signs are meant to remind residents to be aware of the surroundings around our nine lakes.

Have a safe and pleasant summer and remember to stay hydrated during these hot and humid months to avoid heat related health issues.



## **LMA Technology Report June 2019**

### **NORTH GATE EXIT DECAL READER**

There have been recurring problems with some vehicles using the North Gate exit lane due to failure to read their decal.

Here's what we've done so far:

1. Powered down and powered up the bar code reader, which to solve the problem. But keeps failing.
2. It's unclear that the problem may be confined to certain decals – perhaps a batch – that can be fixed by replacing the decals. Tracy Bland (our security systems vendor) is doing some testing of this theory.
3. If that is not the fact, replacing the decal reader is a \$14,000 expense. While the failure may be traced to repeated instances of power surges/failures due to weather, it's been gradual and an uninsured cost. The reserve allocation for gates is disastrously low – hasn't been reviewed since established. With a single reader part costing \$14,000, this will have to be reviewed at 2020 budget time for a significant increase. [Note that I was not involved in the initial reserve study or allocations – done during my time off the board. Not that I shouldn't have investigated it when I returned.]

### **WEB SITE RESIDENT DIRECTORY**

The new Residents Directory, which replaced the Residents Directory that was really a user directory, went live in early May. The feed is based on a thrown-together version of the database used for the printed directory. This feed will be replaced by one from the new Landings Database (see below).

### **LANDINGS DATABASE**

After nearly a [calendar] year of work, the first phase – replacing the existing directory database – should be complete soon (4-6 weeks). The follow-on work comprises:

- Implementing LRC membership management
- Implementing association-specific management tools [initially for LHA, but appropriate for any of our associations that care to participate].

Each of these will be small additions, requiring 1-2 [calendar] weeks work at most.