

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
July 9, 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, , Agnes Schipper, Joan
6 Koplín, and Elena Darden. Doug Day, and Paul Weiner had a first absences. A quorum was
7 established.

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Homeowners
10	Sally Marrs	VEPCA
11	Connie Goldman	Bayview I
12	Norm Olshansky	Lakeview

13 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island
14 Visitor Publications/*Landings Eagle*, Rudy Blohm, Chairman Roads Committee and one
15 homeowner.

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 Michael Knupp made a motion, seconded by Richard Bayles to approve the minutes of the June
21 6, 2019 Regular Board meeting, and the June 27, 2019 Special Board meeting. The motion
22 passed unanimously, after a correction was made to correct the spelling of Joan Koplín's sur-
23 name on the June 27, 2019 Special Board meeting minutes.

24 **President's Report**

25 First, I want to thank the board for your prompt responses and attendance at our special meeting
26 the end of last Month. The security committee has had its hands full and I'm sure that Mike will
27 fill us in further when we get to those items on our agenda.

28 Our 2018 audit report is now completed, and Dick will give us an overview along with the
29 treasurer's report. We encourage you to go over the full audit report, which is available through
30 Dick or Argus upon request.

31 I hope board members will be able to attend the July 24th, Happy Hour.

32 Hopefully, you received and read the committee reports sent to you in advance of the meeting as
33 well as the note about the Landing Development east of the interstate that we received from
34 Mike Pollack. I invited him to attend this meeting, but he had a conflict that he couldn't change.

35 We have a large number of items that we need to address tonight, so please bear with me when I
36 try to keep the time spent on each item to only what is needed to make decisions.

37 **Treasurer’s Report**

38 **2019 Year to Date Operations**

39 Significant variances in the latest financials from budget and in the year’s forecast:

Acct	Caption	Annual Expense Change	Note
7235	Wall Painting & Maintenance	(6,419)	The expense portion of this work for 2019 has been deferred to 2020.
7725	Security Services	11,008	2019 impact of the decision to increase certain guard hourly rate.
7755	Landings Website	(5,000)	The full year projection has been further reduced.
7825	Accounting Services	(1,100)	Despite the negative YTD variance, this is the charge for our audit, which came in under the budgeted amount of \$5,500.

40 The current forecast for year-end operations is a reduction in surplus (loss) of \$8,489. This
 41 figure will be adjusted monthly and the final number will undoubtedly vary from this number by
 42 a considerable amount, one way or the other.

43 **2018 Audit**

44 The full audit report is available upon request from me. I’ve attached the auditor’s letter to the
 45 Board of Directors.

46 The only comment made with respect to operations was that :

47 “paid invoices did not indicate the date paid and check number or other method of
 48 payment. We recommend attaching the cancelled check or indicating the date and
 49 method of payment with each paid invoice.”

50 Banks don’t return cancelled checks these days. Invoices paid by ACH transfers are so marked.
 51 For payments by check, the check date and number will be added to the invoices when we sign
 52 them.

53 **Other**

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

56 President Norm Olshansky asked how any budget over runs would be funded. Richard Bayles.
 57 Treasurer stated that at the end of the fiscal year any budget short falls would either be funded
 58 from reserves or come from the Associations accumulated surplus.

59 **Manager’s Report**

60 Verified for payment and had checks cut for the usual approximate amount of 50K of monthly
 61 invoices.

62 Worked with the County and the LMA drainage Committee to solve a drainage issue at the
63 Soloway property
64 Working with FPL and Comcast to resolve an above ground electrical cable.
65 Filed the 2018 Federal tax return and distributed the 2018 Audit to the LMA Board members and
66 the twenty Presidents.
67 Distributed the South Wall Painting bids to the committee members.
68 Distributed information concerning another HOA using “The Landings” name.
69 Keeping in touch with FPL concerning the chaining of the LMA street

70 **Old Business**

71 Promotion of Website see Communication Report.
72 Elena Darden presented a quote from Voila Decorating, Inc. DBA Trimmers in the amount of
73 \$5,565 for the Holiday Lighting package. During discussion Elena Darden was given the
74 approval to proceed with the project and that a vote was no necessary as it is an approved budget
75 line item.
76 Speed enforcement, Michael Knupp stated that the Traffic Hawk is still not working properly
77 with battery power; he further stated that he is going to set up a meeting with the owners of the
78 company and give them a choice of either giving us a new unit or a refund.
79 Security follow up concerning a real estate agent entering a property without authorization and
80 setting off of a silent alarm, which involved the Sheriff’s department. It was decided that
81 because the agent made several apologies that no further action should be taken if the agent will
82 make one more apology to the owner of the property.
83 It was been brought to the Board’s attention that a new community is being developed and is
84 using “The Landing” name in their advertisements. An article provided by an association
85 president pointed out an established community need not have trademarked their name to
86 provide a means of action against name infringement. In an earlier communication with the
87 Association’s counsel, we were advised to consult with an intellectual property attorney if the
88 Association wanted to pursue the issue. After further discussion, Joan Koplin made a motion,
89 seconded by Richard Bayles, to engage an Intellectual Property Attorney. The motion passed
90 unanimously.

91 **New Business**

92 Judy Greene stated the she would like to have the Board’s permission to hold an open house with
93 a tent erected on a vacant lot for fourteen Real Estate agents to try and get much needed attention
94 to a slowing Landing’s Real Estate Market. The event would run between the hours of 4pm to
95 6pm one hour longer than allowed by the Rule and Regulations. After discussion Joan Koplin
96 made a motion seconded by Richard Bayles to grant the request. Motion passed unanimously.
97 Paul Weiner, Landscape Chair, had some concerns about the quality of work being done by our
98 landscaper; however he was unable to attend this Board meeting but did want the following
99 statement reported at this meeting; He stated that after discussion with our landscaper he now
100 feels that everything is now under control and no further discussion is needed at this point in
101 time.

102 Doug Day wanted to discuss the presence of multiple coyotes encountered in The Landings but
103 was unable to attend this meeting. After discussion it was decided to table the issue until Doug
104 Day would be able to present a plan of action. The Manager was directed to make a note in these
105 minutes that the Coyote issue is being worked on.

106 Michael Knupp opened a discussion about a bee problem at his home, he stated that he found a
107 bee colony in an unused owl box and called a beekeeper who removed the box with
108 approximately 40 pounds of bees honey and honeycomb. Michael Knupp added that the
109 beekeeper thought The Landings was an ideal location for beehives due to its year-round
110 blooming plants, and was seeking permission to install some hives, with the beekeeper providing
111 maintenance and the required liability insurance. Norm Olshansky stated that he would contact
112 the beekeeper for further discussion.

113 President Norm Olshansky stated that with clearance from the Association’s attorney he made
114 several calls to owners who are delinquent in the paying of their yearly dues. He stated that he
115 had some success in getting several owners to pay their past due Assessments.

116 **Other:**

117 None

118 **Good and Welfare:**

119 An owner present expressed concern about the unkempt condition of a neighboring property at
120 the South Gate entrance to “The Landings “after discussion the Manager was directed to contact
121 that owner and discuss the issue.

122 The following committee reports are attached:

- 123 Communications
- 124 Drainage
- 125 Environmental
- 126 Lakes
- 127 Maintenance
- 128 Safety & Security

129 The remaining committees had no report.

130 **ADJOURNMENT**

131 On a motion by Michael Knupp seconded by Elena Darden the meeting was adjourned at
132 8:08pm.

133 The next regular meeting of the Board of Directors is at 7pm on August 1, 2019 at the Landings
134 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

135 Respectfully submitted,

136 Elena Darden Secretary

Communications

July 2019

- 137 The July issue of the Eagle had an ad on how to access and navigate the website.
- 138 Attached is a copy of the ad for August, if we choose to run it again.
- 139 Would like to know if there was an increase in website activity after the ad.
- 140
- 141 We originally talked about sending a postcard to owners with website information. Attached is a
142 copy of that ad.
- 143 A pamphlet was also discussed. Attached is a draft of that piece. It is not finished, and I don't
144 love it.
- 145
- 146 My recommendations:
- 147 • Run the ad in the Eagle through September
 - 148 • Develop an eBlast that would go to all owners, now that we have the database loaded
 - 149 • If we mail anything, it should be the postcard. It can also be placed at LRC
- 150 Joan Koplin

Drainage Committee Report

July 4, 2019

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- Will Howell from Howell Concrete has promised to repair the sink hole on the corner of Flicker Field Drive and Kestral Parkway South during the week of July 7th. They have already repaired the leaking joints inside the 48” pipe that caused the subsidence. But now, they need to dig up the road and repair the sink hole. They will then need to call their paver to complete the repair after the sink hole has been stabilized; as they don’t do asphalt work. Fingers crossed that they stick to this timetable.
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- The homeowner of 4612 Pine Harrier Drive submitted a complaint that their driveway floods. Mike Knupp and I visited the site and determined that the problem stems from the lack of maintenance of the 20’ drainage easement between their house and their neighbors. The easement is like a jungle. It hasn’t been cleared in years and the drains are completely overgrown. In fact, it would appear that the easement has even been used as a dumping ground for yard waste. The owner has asked the county if it is their responsibility. Mike and I are doubtful that the county will accept the responsibility.
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- About swales and easements, the drainage committee would like to remind all homeowners and communities of their responsibility to maintain swales. They are an integral part of our drainage system and must be kept clear. If you have any questions regarding this, please contact me, (Roger Kidder), or Mike Knupp and will be more than happy to come take a look.

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**Environmental Report
July 2019**

176 Started the process of preparing to participate in the 2019 International Coastal Cleanup by
177 communicating with Doug Day to help coordinate the event again this year for interested
178 Landings residents and by submitting an article for the June issue of *The Landings Eagle* that
179 included the following information: Registration for the 2019 International
180 Coastal Cleanup will open in August 2019; event will take place on Saturday,
181 September 21, 2019, and information can be found at [https://oceanconservancy.org/trash-free-](https://oceanconservancy.org/trash-free-seas/international-coastal-cleanup/)
182 [seas/international-coastal-cleanup/](https://oceanconservancy.org/trash-free-seas/international-coastal-cleanup/).

183

184 • Update: Sarasota Bay Estuary Program Partnership Grant/Stormwater Retention Pond
185 Habitat Restoration Project. In my absence, Mike Knupp has kept me abreast of progress
186 on this project for Lake 3. Setbacks to planting the aquatic plants include repairing the
187 broken pipes the outlet box from Lake 3. Also, although we have some volunteer Boy
188 Scouts lined up to help, most of the Lake 3 resident volunteers have gone north for the
189 summer.

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191 • Monthly photographs and article by Landings resident, Robert Manteiga, for “*The*
192 *Landings Eagle*” are ongoing

193

194 • IPM Island update: Deirdre D’Silva has applied an organic fertilizer for the month of
195 June. I am actively seeking a volunteer to continue this fertilizer application and
196 monitoring of the island for July, August, September, November, and December when I
197 am not in residence in *The Landings*. Hopefully we will find an environmentally sound
198 balance of less pesticide/fertilizer and thriving vegetation that could potentially be used in
199 other locations.

200

201 Respectfully submitted,
202 Maralyn Kaufman David, Ph.D.

203

LAKES REPORT

July 2019

1 Structural repairs on the Lake 3 (Carriagehouse Lake) outlet are under way and should be
2 completed by the middle of July. We want to thank the residents of Carriagehouse 1 for their
3 patience while we drained the lake and waited for our contractor to schedule the work. Once the
4 work is complete, we will be looking for volunteers to help with planting native plants on the
5 shoreline and in the water. This planting is associated with the grant we received from the
6 Sarasota Estuary Project. These plants are the first step in the restoration of the lake's ecosystem
7 where we are trying to cut back on the use of chemicals to reduce algae growth. If you're
8 interested in volunteering some time for a few hours in late July or early August to help with the
9 planting, please contact Mike Knupp or Marylyn Kaufman.

10

11 Also, in mid-August, we hope to begin erosion mitigation in Lake 6 (Bayview Lake). We
12 anticipate the work will take about 2 weeks and will involve repairing 300 linear feet of
13 shoreline. Once completed, we will be doing shoreline planting using matching funds from a
14 Community Services Grant from Sarasota County.

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JUNE 2019 - Maintenance Committee Activity Report

Submitted – Ron Pierce, Chairman Landings Maintenance Committee

Current Completed Activities/Projects and On-Going

- **Street Sign Program - COMPLETED**

Working with Mike Knupp (15) Caution Alligator signs 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.

New Safety Mirror



- **Gazebo Garbage Receptacle - COMPLETED**

The new power lift bracket for the heavy lid were installed....

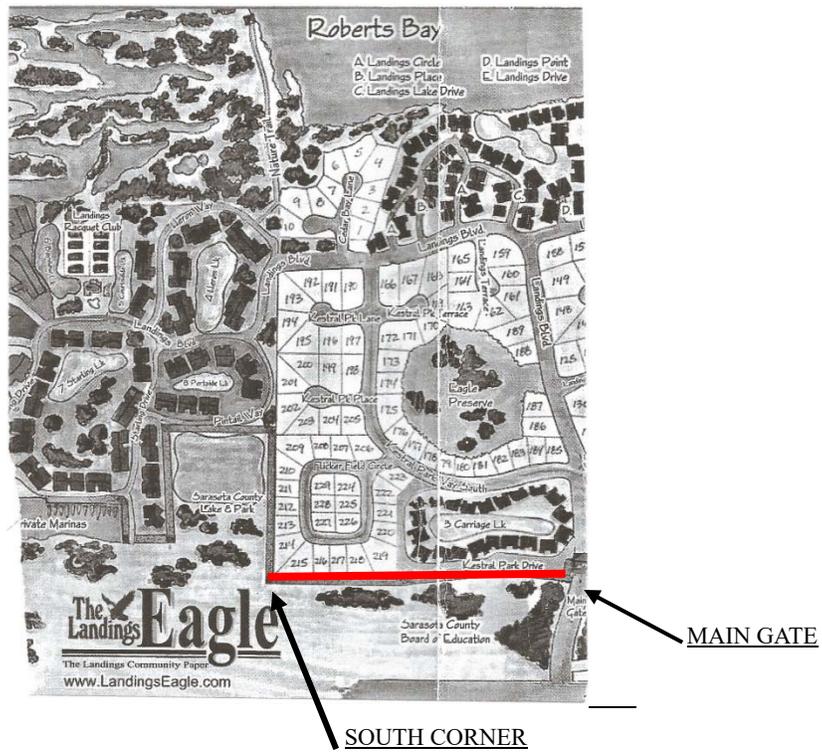


Projects-In-The-Offing

- **Wall Painting** - Painting will begin on August 5 on the **Main Gate to South Corner** on the outside of wall area and inside wall.

Area Surface = 23,742' sq. ft.

MAINTENANCE REPORT
July 2019



- **Wall Repair and Re-Painting**

A section of wall located by the South Gate at the dead end of Starling Dr is also scheduled, at the time of the Wall painting, in August to be repaired and repainted by vendor at **NO CHARGE**



Damage from water – peeling and flaking

- **Curb Painting – All of the main road curbs are scheduled to be painted and safety reflectors added as needed from:**

- ❖ North Gate (Kestral Park Way North) to Landings Blvd
Island #'s - 4, 3, 51, 50 (see map attached)

MAINTENANCE REPORT
July 2019

- ❖ Entrance beginning at US 41 to Main Gate
Island #'s - 49, 48 (see map attached)

- ❖ Main Gate (Landings Blvd.) to and including "S" Curve to last Island after Curve
Island #'s - 1, 2, 42, 45, 26, 27, 52, 46, 47, 58 (see map attached)

- **Kestral Park Way North**

New Plantings have been **AUTHORIZED** for purchase and instillation by **the Landings Homeowners Association** with the coordination of such with Jim Stewart and Landings Maintenance is planned for this easement utility area on the West Side of Kestral Park Way North...in order to mute the equipment and improved overall appearance of the area....



New Plants to be installed

Projects-On-Going

- **Problematic Corner - ON-GOING – Still waiting for suggestion for this location to resolve this on-going problem....**

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
July 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

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

(4) Damaged “Delineator Safety Post” will be replaced in the next (2) weeks.....



- **Truck Escort - ON-GOING**

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

- **Pup Bags - ON-GOING**

A continuing problem - Some unknown *rapidly* leaves behind on the Island curbs a **(Blue Poop Bag)**.

The areas of noted involvement is now around Flicker Field Cir

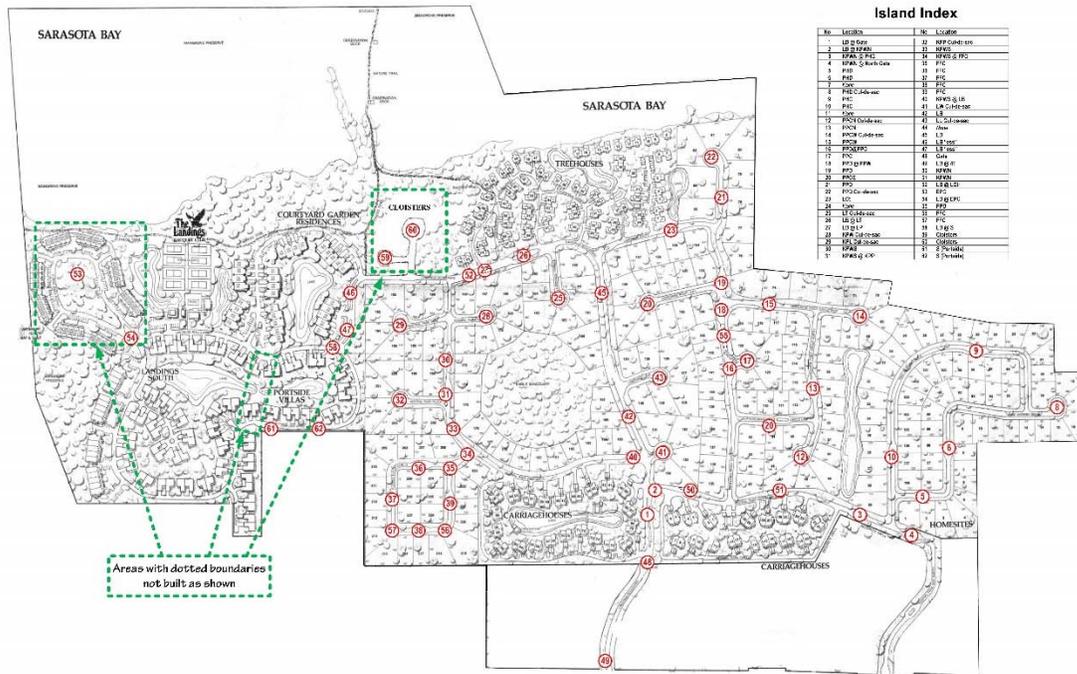
Most Recent – Flicker Field Cir

MAINTENANCE REPORT\

July 2019



Landings Island Map



Safety & Security

June 2019

Though we have seen a limited amount of success in slowing the traffic, speeding on Landings Blvd, Kestral Parkway North & South and Starling Drive continues to be a problem. We will continue to monitor these streets. Our speed detection system had captured several speeders driving more than 10 MPH over the posted speed limit. The LMA Board has voted to suspend driving privileges of a resident's guest who was recorded 6 times in 20 days for exceeding the posted speed by at least 10 MPH over the limit.

There is a lot of construction and landscaping projects going on around the Landings causing congestion on many of our narrow streets. A contractor has been selected to begin curb and line painting on major street and island. In addition to the aesthetic value of this project it is also a safety project to give better night visibility of the islands. Please be aware of these projects and watch your speeds and lane blockages as you drive by these construction sites.

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