

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
August 1, 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 (phone),
6 Joan Koplin, Elena Darden, Doug Day,(meeting in progress) and Paul Weiner. A quorum was
7 established.

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Homeowners
10	N. Ferraro	Eagles Point II
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*, and six homeowners.

15 **Confirmation of Proper Meeting Notice**

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

18 **Approval of Minutes**

19 Paul Weiner made a motion, seconded by Richard Bayles to approve the minutes of the July 9,
20 2019 regular Board meeting, Motion passed unanimously.

21 **President's Report**

22 The July happy hour was very successful. Thanks again go to Paige Packman and her committee
23 for a job well done. Look for photos from that event in the September Eagle.

24 There will be no happy hour in August. Mark your calendars for the next scheduled happy hour
25 on September 4th.

26 Tonight, we have several important security issues to discuss as well as follow up input about the
27 new "Landing" development. There are also other important items on our agenda.

28 George will report on our difficulties working with the County to get the owners of the
29 overgrown properties along Phillippi Shores cleaned up. We are not sure at this time if the
30 property is owned by the County or by the stores abutting the areas.

31 As was mentioned in my Eagle Column, we are seeking input on new vendor recommendations
32 as well as reviews by residents of restaurants they have been to recently, especially ones that
33 have recently opened.

34 Hopefully, we can move the meeting along without going beyond our normal timeframe.

35 **Treasurer's Report**

36 **2019 Year to Date Operations**

37 Significant variances in the latest financials from budget and in the year's forecast:

38 The current forecast for year-end operations is a reduction in surplus (loss) of approximately
39 \$10,000, an insignificant change from last month. There were no significant unbudgeted
40 expenses in June. This figure will be adjusted monthly and the final number will
41 undoubtedly vary from this number by a considerable amount, one way or the other.

42 **Other**

43 The receivables as of June 3, 2019 are down substantially as of July 29. There are eight with
44 significant balances. Six are with our attorney and in the collection process. We should have
45 received at least partial payment of the BONYM amount, as the property was sold at auction;
46 counsel is following up on that issue. The Anderson property is under contract and we
47 should receive those funds upon closing.

48 **Manager's Report**

49 Processed the usual 50K of invoices

50 The concrete for the new spillway in lake 3 will be poured tomorrow and then they will start the
51 Flicker Field Repair. Also, drainage work will continue on Pine Harrier Circle for a couple of
52 more weeks.

53 Working with the County concerning an unkempt area around the South entrance to “The
54 Landings.” Worked with Mary Ann Noodzy and Susan Stahley and successfully had a code
55 enforcement violation number 19 142542 11 filed against MRSR LLS properties to bring their
56 property into Sarasota County compliance.

57 The FPL LED retrofit is now completed

58 Working with an owner concerning a fence request issue tentatively resolved during discussion,
59 which took place during New Business.

60 Usual amount of daily community drive-throughs checking on the progress of on-going projects
61 and looking for issues that need to be reported to various committee Chairs.

62 **Old Business**

63 Michael Knupp stated that he, Richard Bayles, and Paul Weiner met with the President of Traffic
64 Hawk and they believe that the issues with the equipment have been ironed out. The machine
65 will be returned to “The Landings” within the next few days with the proper batteries. If there are
66 further issues, they will be addressed with the President of Traffic Hawk.

67 Michael Knupp then asked everyone to review the proposed changes to the Speeding Policy
68 which were E-mailed to all Board members. These changes address the issue of owners with
69 several cars who have had a violation for various vehicles and how these violations should be
70 counted. (Individually or Accumulatively)

71 How to deal with Mo Peds and Golf Carts will also be addressed.

72 Note: Some of the proposed changes will also require a legal opinion from our attorney.

73 Concerning the Community name, it was decided to have a letter of concern sent to the other
74 Community, reviewed by our attorney before being sent and hopefully getting a response.
75 Depending whether we get a response the next step might be an Official Press Release
76 expressing our concerns. The Estimated cost of the proposed letter would be between two and
77 three thousand dollars.

78 FPL light installation was part of the Manager’s report. However there was a concern about one
79 of the lights shining on one of the homes; the Manager asked that that homeowner report the
80 issue to him with the pole number and he will get FPL to put on a shading device.

81 The Beekeeper Proposal is on hold waiting for further information from the Beekeeper.

82 Doug Day reported that the Coyote issue has been resolved and no further discussion was needed
83 at this time.

84 **New Business**

85 An owner presented a fence proposal (dog run) that included the use of some easement area.
86 During discussion the Board expressed legal issues along with possibly setting a precedent.
87 Director Doug Day suggested the use of an electric fence; the owner expressed a concern that at
88 least one of her dogs would not be contained by an electric fence. Doug Day called up
89 information on his phone about a company who would guarantee the desired results. The owner
90 agreed to contact the electric fence company to give them a proposal.

91 **Other:**

92 None

93 **Good and Welfare:**

94 An owner present expressed concern about a bush that had been cut down and what will be done
95 with the remaining root system. Paul Weiner stated that he would take care of the issue.

96 William Whitman thanked all for taking care of the many swale issues throughout “The
97 Landings”.

98 The following committee reports are attached:

- 99 Communications
- 100 Drainage
- 101 Editorial
- 102 Environmental
- 103 Lakes
- 104 Landscape
- 105 Maintenance
- 106 Safety & Security
- 107 Technological

108 The remaining Committees had no report.

109 **ADJOURNMENT**

110 On a motion by Michael Knupp seconded by Joan Koplin the meeting was adjourned at 8:20pm.

111 The next regular meeting of the Board of Directors is at 7pm on September 5, 2019 at the
112 Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

113 Respectfully submitted,

114 Elena Darden Secretary

Communications

August 2019

115 A website ad was placed in the August issue of the Eagle.

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117 A postcard to residents is being designed to be mailed to residents. Probably best time for that is
118 late October or early November.

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120 Recommend continuing with Eagle website ad until then. We will have had 5 months of ads in
121 the Eagle. Hopefully, we will see an improvement in the number of residents accessing the
122 website.

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124 The Realtor Open House Judy Greene and Tara Lamb organized for July 18th had a very
125 disappointing turnout. It was a very stormy day and that probably had a lot to do with the low
126 number of realtors stopping by. There had been plenty of notifications sent out to the Realtor
127 Association of Sarasota/ Manatee members.

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129 Submitted by,

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131 Joan Koplin

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Drainage Committee Report

August 1, 2019

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- Will Howell from Howell Concrete has almost finished the repair of the sink hole and manhole cover replacement on the corner of Flicker Field Drive and Kestral Parkway South. They previously repaired the primary cause of the subsidence; which was leaking joints inside the 48” pipe coming from Carriage House lake (aka lake 3). They have dug up the road and stabilized the sink hole with fill, and as of this writing are waiting on the asphalt paver to arrive to complete the repair. Mike Knupp spoke with Will and apparently the sink hole was much worse than we thought. He told Mike that the only thing holding up the road was just the asphalt as the base had washed away. It was a disaster waiting to happen.
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- The swale work on six properties on the south side of Pine Harrier Circle is ongoing and should be complete by the end of July. Nathan Overholt’s company is doing the work.
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- On the subject of 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.

153

Editorial Committee Report
August 1, 2019

154 Attended meeting with Visit Sarasota. We will place 4"x10" brochures in their several locations
155 in the county.

156 Met twice with The Observer newspaper. Am reviewing their proposal.

157 Will meet with Herald Tribune in August re advertising and possible news story.

158 Am preparing program to attempt to increase the awareness of SILL. Will be ready to present by
159 October meeting.

160 Gordon Garrett

161

Environmental Report
August 2019

162 Continuing advertising/encouraging participation in the 2019 International Coastal Cleanup by
163 communicating with Doug Day, article in July issue of The Eagle to help coordinate the event
164 again this year for interested Landings residents and by submitting an article for the June issue of
165 The Landings Eagle that included the following information: Registration for the
166 2019 International Coastal Cleanup will open in August 2019; event will take place on
167 Saturday, September 21, 2019, and information can be found
168 at <https://oceanconservancy.org/trash-free-seas/international-coastal-cleanup/>. In addition, I have
169 put this information on The Landings website.

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- 171 • Monthly photographs and article by Landings resident, Robert Manteiga, for “*The*
172 *Landings Eagle*” are ongoing
- 173
- 174 • IPM Island update: Deirdre D’Silva reported that the IPM plants have been trimmed
175 back. I continue to try and identify a volunteer to continue this fertilizer application and
176 monitoring of the island for August, September, November, and December when I am not
177 in residence in The Landings. Hopefully I will find an environmentally sound balance of
178 less pesticide/fertilizer and thriving vegetation that could potentially be used in other
179 locations.
- 180
- 181 • Update: Sarasota Bay Estuary Program Partnership Grant/Stormwater Retention Pond
182 Habitat Restoration Project. In my absence, Mike Knupp has kept me abreast of progress
183 on this project for Lake 3. On July 11, Mike wrote that progress was being made on the
184 drainage for Lake 3, which is necessary before restoration can begin.

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189 Respectfully submitted,
190 Maralyn Kaufman David, Ph.D.

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LAKES REPORT

August 2019

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

8

9 Our lakes contractor has replaced fountain lights in several lakes and repaired/replaced timers in
10 two others. Algae blooms have not been as big a problem this summer as in the past.

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LANDSCAPE
August 2019

1	7/5/19	Irrigation Repairs	9.30
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MAINTENANCE REPORT
August 2019

JULY 2019 - Maintenance Committee Activity Report

Submitted – Ron Pierce, Chairman Landings Maintenance Committee

Current Completed Activities

- **Kestral Park Way North**

New Plantings **AUTHORIZED** for purchase and instillation by **the Landings Homeowners Association** with the coordination of such with Jim Stewart - Landings Maintenance has had, as previously planned for this easement utility area on the West Side of Kestral Park Way North, the original suggested spices of plant installed in order to mute the equipment and improved overall appearance of that area....



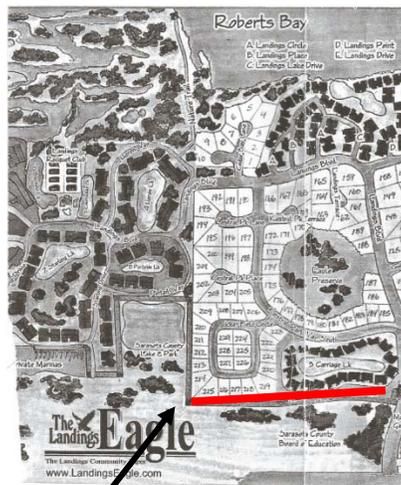
Before



After - New Plants 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.**



SOUTH CORNER

MAIN GATE

**MAINTENANCE REPORT\
August 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)
- ❖ 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)

- **Sign Replacement Program**

The **Sign** and selective **Post** replacement program has *resumed*...we plan on replacing the most damaged and/or missing signs first and then proceed to replace the old worn out signs.

The following Street Signs are on order with our new vendor



- **North Gate Lighting**

**MAINTENANCE REPORT\
August 2019**

The hidden lamp light which appears to be the Landings Lamp light @ the North Gate has malfunctioned – cause unknown...we have called our electrician to determine the problem this week.



- **Kestral Park Way North – Tamiami Trail – Additional Delineator Safety Post were RECEIVED and planned to be installed this coming week of the 29th**

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



- **Truck Escort - ON-GOING**

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

MAINTENANCE REPORT\
August 2019

Projects-On-Going and STILL AWAITING A DISPOSITION

- **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



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

Safety & Security

August 2019

Speeding on Landings Blvd, Kestral Parkway North & South and Starling Drive continues to be a problem. We continue to monitor these streets. Our speed detection system had captured several speeders driving more than 10 MPH over the posted speed limit. Over the last month we have issued 7 violation notices to residents and guests.

A contractor has been selected by the maintenance committee to begin curb and line painting on major streets and islands the first week in August. 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.

TECHNOLOGY

August 2019

NORTH GATE EXIT DECAL READER

The recurring problems with some vehicles using the North Gate exit lane due to failure to read their decal appears to have been resolved by replacing the decals. Guard staff have been given guidance on proper placement of the decals for optimal reading.

MAIN GATE INTERNET

The FiOS connection has been upgraded to 300 Mbps. With other account corrections, the monthly FIOS bill will be cut in half.

There were connectivity problems possibly related to the upgrade that took some time to resolve. During that troubleshooting, we had a chance to test the cellular backup we installed last year: it worked perfectly.