

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**October 3, 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, Joan Koplin, Elena  
6 Darden, Doug Day, and Agnes Schipper. Paul Weiner joined the meeting in progress. A quorum  
7 was 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	Norris Carroll	Eagles Point III

14 Also, present were George Niel of Argus Property Management, Inc., Trebor Britt of Island  
15 Visitor Publications/*Landings Eagle*, Rudy Blohm Roads Chair and two 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  
21 September 5, 2019 regular Board meeting minutes. Motion passed unanimously.

22 **President's Report**

23 Many thanks to Maralyn Kaufman, Doug Day and all who were involved in the environmental  
24 cleanup project. Lots of trash, junk and discarded items were picked up throughout the Landings  
25 and adjacent properties.

26 Our community hauling program has gotten a boost from the county. They will be picking up  
27 our hazardous waste at least once a year and taking it to the dump. Thanks to Harvey Greller for  
28 coordinating this program.

29 October 23<sup>rd</sup> is our next Happy Hour and I understand that it will also be an opportunity to give a  
30 sendoff to John Janes who is leaving the LRC as our Pro and will be going to be the head of  
31 tennis in Boca Grande.

32 The annual Landings artist show will be held in December. Interested participants should  
33 contact Marie Louise McHugh. More information on this is in the Eagle. We are supporting this  
34 program as we have in the past.

35 Halloween is just around the corner and an exciting evening is planned on November 1<sup>st</sup> in the  
36 Landings. Children of all ages are invited. Thanks to Doug for arranging another special family  
37 event.

38 We have a new Speeding Adjudication Panel chairperson. Mike and I met with Carol Schwartz  
 39 who will be assuming that responsibility.

40 If you haven’t noticed, a new condo tower is going up outside our south gate as part of Phillippi  
 41 Shores. I’ve asked the Eagle to get more info about the development for a future story.

42 I have been working with our lawyer on concerns regarding the DR Horton development “the  
 43 Landing”. I will give an update during our meeting under old business.

44 Dick is in the process of soliciting updates from residents for their Directory listings. Also,  
 45 thanks to Dick for getting our new speeding policy filed as part of our official documents.

46 Haven’t heard anything about a holiday party this year. In the past it has been sponsored by  
 47 LRC. I heard that they are having problems soliciting volunteers to chair the event. I’ve shared a  
 48 few potential names for the LRC to recruit.

49 The nature trail has been frequently under water at high tide and the shell path is showing wear.  
 50 I’ve asked Paul to consult with Karen Shaefer, the nature trail chair, to come up with a  
 51 recommendation.

52 In addition, we have two other important items to discuss tonight. The budget for next year and  
 53 security issues.

54 **Treasurer’s Report**

55 **2020 Budget**

56 We are obligated to distribute a version of the proposed budget to the president of each  
 57 association 20 days prior to the November at which the final budget is approved and the Annual  
 58 Assessment determined. The budget proposed by the Finance Committee will be transmitted in a  
 59 separate document.

60 **2019 Year to Date Operations**

61 The current forecast for year-end operations is a reduction in surplus (loss) of approximately  
 62 \$9,500, \$3,500 more than last month. The expense changes in this forecast vs. last month are:

Account		Note	Over/(Under) Budget
Drainage Expense		Re-forecast considering current spending.	(5,000)
Wall Painting & Maintenance		Repainting front monument.	1,200
Security – Other		Re-forecast considering current spending.	2,000
Fountain Repair		Re-forecast considering current spending.	2,500
Communications/Printing		Revised Greenbook spending	(1,500)

Legal Fees		Recovery of prior year expense	(2,000)
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63 **Other**

64 We are down to one significant receivable, which we should receive in full.

65 **Manager’s Report**

66 Processed the usual 50K of invoices

67 MRSR LLS brought their property into Sarasota County compliance.

68 Still working with Mary Ann Noodzy, Susan Stahley and Brent Waldrop to have an unkempt area  
69 behind Rooms To Go brought into County Compliance.

70 Daily checks on the County efforts to repair the washout and street lamp issue around the North  
71 entrance to “The Landings”

72 Staying in the loop with the proposed Demand letter from the Association’s Intellectual Property  
73 Counsel concerning the use of a nearly identical name “The Landing” which may cause some  
74 confusion, deceive and mislead the Public.

75 Keeping in the loop with a drainage issue at Landings Point. Did a walk through on September 4,  
76 2019.

77 Have solicited 2020 Budget information from six of our major vendors, Landscaping, Lakes,  
78 Maintenance, Newsletter, Irrigation, and Security.

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

81 **Old Business**

82 After discussion concerning the lack of cooperation from several County employees, Michael  
83 Knupp stated that he would contact County Commissioner Hines for his help to get the area  
84 behind Rooms To Go cleaned up.

85 Michael Knupp stated that he wanted to thank the County and Paul Weiner for their efforts in  
86 getting the wash out at Lake One repaired.

87 Community name change concern, President Norman Olshansky stated that DR Horton is  
88 becoming more receptive to changing their name and have suggested Bay Landings. They have  
89 asked that “The Landing” contribute approximately \$1,600 to offset some of their expense in  
90 doing so. After discussion it was decided to agree to their offer but only after solid legal  
91 documentation to the name change and a legal agreement that when the property is turned over to  
92 the HOA that they also would not be able to use ”The Landings” name. Joan Koplin then made  
93 the following motion seconded by Richard Bayles. LMA accepts DR Horton’s proposed  
94 community name change to Bay Landing. After Bay Landing and their HOA documents specify  
95 that the names ‘The Landings’ and ‘Landings’ cannot be used in any way, LMA will reimburse  
96 DR Horton for their revised entry sign in the amount they proposed prior to our 10/3/19 board  
97 meeting. Motion passed unanimously.

98 Beekeeper there was no discussion.

99 Joan Koplin then opened a discussion concerning her Realtor Proposal and after a lengthy  
100 discussion it became apparent the Board was not in favor of the Realtor Proposal. Joan Koplin  
101 stated that she would no longer pursue the proposal at this time.

102 She then opened a discussion concerning the Communications Post Card which is a card to be  
103 mailed with detailed instructions on how to access and use the Communities Web Site. The  
104 card's format was discussed, and a few changes were made. After the changes are made each  
105 owner will be sent a copy of the card and there will be an over print of 300 cards to be kept at the  
106 Guard House for other types of distribution. The cost should be around \$750 dollars and Richard  
107 Bayles stated that there will be enough money in the Budget because there will be less Green  
108 Books printed during the next printing cycle. Joan Koplin then made the following motion  
109 seconded by Richard Bayles.

110 The proposed 5-1/2" x 11" postcard with LMA website information will be sent out to all  
111 residents by mid-November. Modifications to the card will include 'Save This Information' and a  
112 statement about what this card is about. Approximately 300 additional cards will be included to  
113 be available at the gate and LRC. Motion passed unanimously.

#### 114 **New Business**

115 Richard Bayles opened a discussion concerning the 2020 Budget; he went over the proposed  
116 Budget line by line and answered all questions to everyone's satisfaction. It was decided to send  
117 this Budget to the Presidents/Directors with proper notification that the 2020 Budget as presented  
118 will be officially voted on and adopted at the November 7, 2019 Board meeting.

119 Concerning a possible Special Assessment for Speed Bumps and Swinging Gates there will be a  
120 Town Hall meeting sometime in the future in order to get owner's input.

121 Under Security and Signage, Michael Knupp stated as usual there are owners who would like to  
122 see more signs and those who believe we have too many signs. As far as the Alligator signs it  
123 was thought if those who want the signs removed then they should sign some sort of a waiver of  
124 liability form, no action was taken.

125 He further stated that there are several areas that should have pedestrian crosswalks painted on  
126 the roadway, no action was taken.

127 Norm Olshansky then opened a discussion concerning the Holiday for Kids program. After  
128 discussion Richard Bayles made the following motion seconded By Doug Day to endorse the  
129 program.

130 Moved, that The Landings Management Association designate the Holiday for  
131 Kids charity as being affiliated with The Landings.

132 Motion passed with a vote of Five to four.

#### 133 **Other**

134 None

135 The following committee reports are attached:

136 Communications

137 Community Events

138 Community Hauling

139 Environmental  
140 Landscape  
141 Maintenance  
142 Safety & Security

143 The remaining Committees had no report.

144 **ADJOURNMENT**

145 On a motion by Michael Knupp seconded by Richard Bayles the meeting was adjourned at  
146 8:29pm.

147 The next regular meeting of the Board of Directors is at 7pm on November 7, 2019 at the  
148 Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida. Note this will be the 2020  
149 Budget approval Board meeting.

150 Respectfully submitted,

151 Elena Darden Secretary

**Communications**  
**October 2019**

152 The website ad has been requested to be published in the Eagle through February. They will  
153 publish it as long as there is room for it.

154  
155 Attached in this email is a copy of the website postcard to residents. Probably best time for that  
156 mailing is late October or early November. Comments and suggestions are welcomed.

157  
158 Regarding real estate listings being added to the website, the only way to do this is through an  
159 IDX link that is compatible with our Multiple Listing Service (MLS). Currently there are single  
160 family homes and condos/villas/treehouses currently listed on our MLS. There is no way these  
161 can be entered separately to our website to include individual agent names.

162  
163 If we want the listings on the website, we have 2 options:

- 164 1. Have agents who are interested in paying about \$120 a year for the IDX listings on  
165 the website. Informational calls would only go to those agents
- 166 2. LMA covers the cost of the IDX feed. Then, each listing agent would get the calls  
167 directly.

168  
169 I'd have to verify the costs with the IDX Broker.

170 We request a direction from the Board on whether or not we should proceed. Season is soon  
171 approaching and it will take some time to get this set up.

172  
173 Many thanks.

174  
175 Submitted by,

176  
177 Joan Koplin

## Community Events

October 2019

- 178 This year's Halloween trick or treat Trail will be on Fri. November 1st instead of Oct.  
179 31st. Observe the 31st is a SCHOOL night, Thursday. So, we choose Friday. That is a  
180 GHOUL night!
- 181 You're welcome, parents!
- 182 Doug Day

**Community Hauling**

**October 2019**

183 For both the October and November LMA meetings I would like to bring the following to the  
184 board's attention:

185

186 The next Landings Community Haul Program is Wednesday, November 13th. It will take place  
187 at the North Gate between 8:00 AM and 9:00 AM. Please contact George Niel of Argus  
188 Management at 941-927-6464 ext.110 by Monday, November 11th to reserve space for you.

189

190 I have been in discussion with Sarasota Hazardous Waste Removal who are offering to send in  
191 their own trucks and crew once a year at no cost to The Landings. This would replace our  
192 Community Haul Program and would be fully paid for by Sarasota County.

193

194 The question comes to mind if once a year would be sufficient for our community. My thoughts  
195 are to continue with our November program and use the County's very generous offer in April  
196 and see how it works out. Based on the feedback we receive we may be able to do our program  
197 once a year and not have to rent a trailer and deliver the hazardous waste to the recycling  
198 facilities.

199

200 Harvey Greller

201

**Environmental Report**  
**October 2019**

202    October 3, 2019

LMA ENVIRONMENTAL CHAIRPERSON REPORT

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- The 2019 International Coastal Cleanup at The Landings was a success with Doug Day and Agnes Schipper coordinating the event on the ground. I appreciate all the coordinators and volunteers who came together to make an impact in our neighborhood, which is critical to the environmental integrity of Philippi Creek, Roberts Bay, and the Gulf of Mexico!
- Update on Sarasota Bay Estuary Program Partnership Grant/Stormwater Retention Pond Habitat Restoration Project. In my absence, Mike Knupp and Jeff Durante have kept me abreast of progress on this project for Lake 3. In early September, Mike and Jeff had to contact Sean Patton (of *Stocking Savvy - Environmental Consulting*), who has been helping with the project, regarding spike rush (a short grass) that has been mixing with algae to form unattractive masses on the water surface. The suggested remedies were spraying the spike rush around the shore or raise the water level of the lake and then rake out the spike grass masses that would rise to the surface. The latter method will be used after a waiting period of about one month before to ensure the newly installed aquatic plants really take hold and perhaps Mother Nature will provide rain to raise the water level of the lake! Many thanks to Jeff Durante and his Carriage House neighbors around Lake 3 for working with the LMA Environmental and Water committees to better our lakes.
- Monthly photographs and article by Landings resident, Robert Manteiga, for “*The Landings Eagle*” are ongoing.
- IPM Island update: I have not been successful in finding a volunteer to continue the organic fertilizer applications that Deirdre D’Silva had managed. When I am in residence in The Landings full time 2 weeks in October and 2 weeks in November, I will assess the island and make plans for moving forward with this project to find an environmentally sound balance of less pesticide/fertilizer and thriving vegetation that could potentially be used in other locations.

Respectfully submitted,  
Maralyn Kaufman David, Ph.D.

LANDSCAPING  
October 2019

238	There was a backlog billing performed in June and July.		
239			
240	6/21/19	Multiple repairs	481.80
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242	6/25/19	Multiple repairs	130.00
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244	7/24/19	Repair 2 main line breaks	2228.67
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246	9/25/19	Main Line repair S. Kestral Pky	455.35

**MAINTENANCE REPORT**  
**October 2019**

Submitted – Ron Pierce, Chairman Landings Maintenance Committee

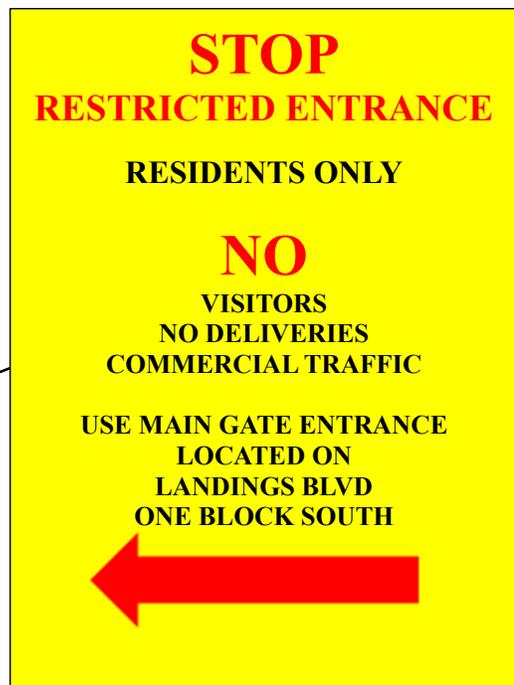
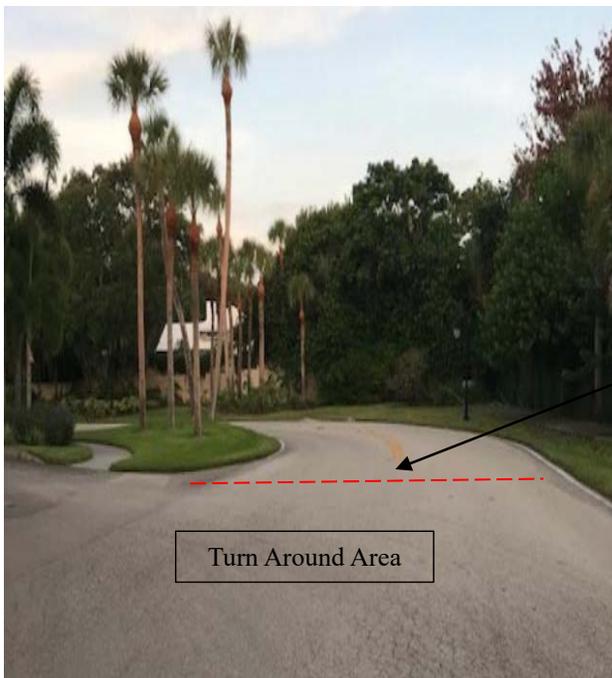
**CURRENT ON-GOING PROBLEM**

• **Truck Escort - ON-GOING**

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

**SPECIAL NOTE:** Since the offering of the possible solution (5) construction and other delivery trucks still tried to gain entrance through the North Gate due to faulty directions given on the national GPS System and had to be safely backed out of the Gate...

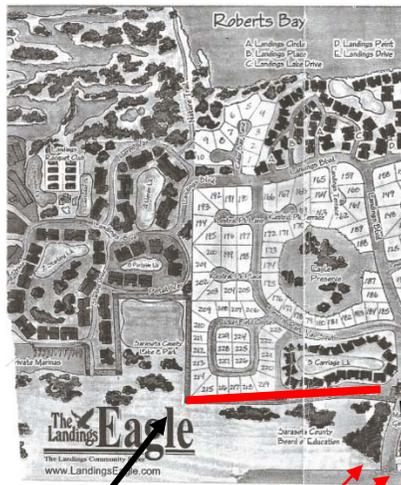
**Possible Solution-In-The-Offing** – Add *additional YELLOW signage* to area in a more visible area...with *yellow line stripping and strategically placed traffic delineators.....*



**Completed Activities**

- **Wall Painting** - Painting *HAS BEEN COMPLETED* on the **Main Entrance Monuments** and from the **North Gate to South Corner** on the outside of wall area and inside wall. **Area Surface = 23,742' sq. ft.**

**MAINTENANCE REPORT  
October 2019**



South Corner  
Main Entrance Monuments

MAIN GATE

- **Wall Repair and Re-Painting *COMPLETED*** on a section of wall located by the South Gate at the dead end of Starling Dr



- **Curb Painting** – On all of the main road curbs ***HAS BEEN COMPLETED*** and safety reflectors added as needed from:
  - ❖ North Gate (Kestral Park Way North) to Landings Blvd  
Island #'s - 4, 3, 51, 50
  - ❖ Entrance beginning at US 41 to Main Gate  
Island #'s - 49, 48
  - ❖ 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

**MAINTENANCE REPORT**  
**October 2019**

- **Pup Bags -**

The once unknown individual who *rapidly* left behind on the Island curbs a **(Blue Poop Bag)** was recently caught in the act and identified. The LMA and LHA handled the matter with the Individual resident.

Most Recent – Landings Blvd heading east



MAINTENANCE REPORT  
October 2019



Projects-On-Going and ***STILL AWAITING*** A DISPOSITION

- **Problematic Corner - ON-GOING – STILL WAITING for suggestion for this location in an effort to resolve this on-going problem....**

At the corner of Keatral 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**

### **October 2019**

The Safety & Security Committee has been discussing several security concerns brought to our attention by Landings residents. We plan to make recommendations to the LMA Board to discuss items that will require funding in the 2020 budget if approved by the Board. These items include the following:

1. Additional shift of the roving patrol.
2. Strategically placing speed bumps on streets where speeding continues to be a problem.
3. Options to make the North and South gates more secure.
4. Painting pedestrian crosswalks at several dangerous spots on Landings Blvd.
5. Registration of golf carts and motor scooters.

In order to address speeding violations in a more timely manner, the committee will now meet on the Monday before the first Thursday of the month to enable the LMA to make timely decisions regarding decal suspensions for speeding violations.