

**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
SARASOTA, FLORIDA 34231**

**Minutes of the Meeting of Board of Directors held on
November 14, 2019 at
The Landings Racquet Club • 5350 Landings Boulevard • Sarasota, Florida 34231**

The meeting was called to order at 7:00PM by William Whitman, President.

Confirmation of Proper Notice

Mr. Whitman confirmed that notice of the meeting had been posted in accordance with Florida statute.

Confirmation of Quorum

In attendance were Bill Whitman, Jim Stewart, Michael Knupp, Harvey Greller, Richard Bayles, and Judy Greene, constituting a quorum.

Approval of Minutes

The minutes of the October 10, 2019 Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

Treasurer's Report

The Board accepted the October 31, 2019 Treasurer's report without comment.

After a brief review of the various drainage issues facing the Association and the LMA and a discussion about increasing the size of the Drainage Reserve this year, with an increase from the \$200 Annual Assessment of 2019. After discussion, Mr. Knupp moved that the assessment remain at \$200 for 2020 and advise members that it would likely increase for 2021. The motion was seconded and passed unanimously.

Member Discussion

None.

Committee Reports

Membership

There are 8 homes on the market.

Legal

None.

Drainage

Mr. Knupp reviewed the drainage situation involving Lots 64 (on Camino Real) and Lots 24 and 25 on Pine Harrier Circle. The Pine Harrier Circle lots are discharging water onto the Camino Real lot and are owners of a fence at the rear of their property that needs replacement or removal.

Landscaping and Architecture Committee

Old Business

None.

New Business

Unless otherwise noted, the motions made with respect to each item were passed unanimously.

1574 Landings Terrace (Lot 163)

Following a requirement by Sarasota County, an additional four trees were planted on the property.

5147 Flicker Field Circle (Lot 215)

The owner has installed an underground propane tank approved earlier by the board.

5172 Flicker Field Circle (Lot 229)

The board approved the replacement of the existing driveway and entrance walk with pavers.

1700 Landings Blvd (Lot 187)

The board approved replacement roof tile.

1718 Peregrine Point Dr (Lot 137):

The board approved an exterior house color,

1756 Pine Harrier Cir (Lot 36):

The board approved an exterior house color and the replacement of the garage door.

4761 Pine Harrier Dr (Lot 3):

The owner is replacing the garage door with a hurricane-resistant door in the same color and design.

5165 Kestral Park Lane (lot 192):

The board approved the removal of four diseased or dead palms. The owner will submit a landscaping plan when available.

Old Business

Mr. Greller reported that the first phase of the mailbox replacement project would begin on Monday, November 25th and is scheduled to be completed by November 27th.

Maralyn Kaufman met with the Board to discuss increased participation by the owners of properties abutting Lake 1 in revising their lawn mowing to provide for the “ring of responsibility” – an unmown area immediately adjacent to the shoreline. The LHA will host a reception with refreshments in January to encourage participation by those owners.

The board authorized second notice letters to two owners with uncured violations on Flicker Field Circle and Pine Harrier Drive.

New Business

Mr. Bayles reviewed the additions to the LHA page on the Landings website, which now includes the upcoming meeting’s agenda and past minutes. The minutes are posted after approval at a subsequent board meeting.

The new budget will also be placed on the site.

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 8:10PM. The next scheduled regular meeting is on December 12, 2019 at 7:00PM at the Landings Racquet Club.

Respectfully submitted



Richard U Bayles
Secretary

LHA October 10, 2019 Board Meeting

DRAINAGE REPORT

At the request of Bill Whitman, Roger Kidder and I met with Carolyn Soto, the owner of the home at 4547 Camino Real to assess some drainage issues. Her house backs up to 1648 and 1660 Pine Harrier Circle (PHC). Nine homes on Camino including the Soto's, were originally part of the Landings. At some point over the years, those nine homes were separated by fences behind the abutting homes on Pine Harrier Circle. There is a 10-foot utility easement that runs along the fence line on the Camino side of the fence. A sanitary sewer line runs along the easement.

The pictures below were taken by Ms. Soto during a moderate rainstorm. Roger and I assessed the situation and provide the following observations:

1. The fences on the Landings side of the property at 1648 & 1660 PHC are in bad need of replacement or major repair. Because these fences separate the Camino property from the Landings like the properties along Field Road, it is unclear to us whether the LMA and LHA has any responsibility for maintenance of these fences.
2. The tree in the back yard of 1660 PHC should be removed at the owner's expense as it has grown over the Soto property and the root system is extended into the Soto back yard and has broken part of the fence. There are several bamboo trees also encroaching the fence.
3. The flooding appears to be coming under the fences from the back and side yards of the homes on PHC. The home at 1648 has a flexible pipe running parallel to the fence and appears to dump into the Soto's backyard.
4. There is nowhere for the water to exit the backyard. There appears to be a non-functioning swale on the north side of the Soto Property that runs to the street and into the County stormwater system that connects to the stormwater line coming out of the Landing on Pine Harrier Drive and then runs through the Field Club and out to the bay.

Possible Solutions:

1. Correct the drainage in the rear of 1660 & 1648 PHC so that they drain to PHC rather than onto the Soto property.
2. Recontour the swale on the north side of the Soto property so water can flow to the street.
3. Install a 12-inch drainage pipe along the easement with 3 or 4 drain boxes to collect water coming off 1660 & 1648 PHC and direct it to the swale.
4. Install a 10- or 12-inch pipe in the swale that connects to the County stormwater drain in the street.

We would recommend having a stormwater engineer review the mess or have our swale contractor give us an opinion. It will be up to the property owners on PHC, the LHA and the LMA to determine how it should be funded. It is our opinion the Soto's would only pay for the swale work since the problem is caused by the property owners on PHC.

Roger and I would be happy to meet with the LHA and the LMA to discuss this matter further.

Michael Knupp