

**The Landings Management Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**November 7, 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 Michael Knupp, Elena Darden, Doug Day, and. Paul  
6 Weiner, Agnes Schipper attended by phone. Roger Kidder and Joan Koplín had a first absence.  
7 A quorum was established.

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Homeowners
10	Sue Camins	Villas @Eagles Point
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 Roads Chair, Harvey Greller Community  
15 Hauling, Chair, David Jacaruso, Maintenance 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 Michael Knupp made a motion, seconded by Doug Day to approve the minutes of the October 1,  
21 2019 regular Board meeting minutes. Motion passed unanimously.

22 **President's Report**

- 23 1. It's been great to welcome back so many of our part time residents and be introduced to  
24 many new residents of the Landings.
- 25 2. Lots of changes underway outside our gates. Phillippi Landings is expanding, and  
26 construction is underway outside our south gate.
- 27 3. It appears that the Landings shopping center is filling its long-term empty spaces.  
28 Appolonia is now open. The pet store and taco place will soon be open and there was an  
29 announcement this week that a new fitness center may be opening in either the Office  
30 Depot or Pets Smart Space.
- 31 4. The Holiday Party date has been changed from Early December to December 11<sup>th</sup> which  
32 was previously scheduled for a Happy Hour. Page Packman has agreed to chair that  
33 committee.
- 34 5. Lots of excitement building for the Father/Son tournament this Month. I was told it has  
35 the largest number of entries in the history of the Tournament.
- 36 6. This past month has been a busy one as you will see from the discussions to take place on  
37 tonight's agenda. I want to personally acknowledge the hard work of the security  
38 committee and its chairperson Mike Knupp, as well as that of the Landscaping  
39 Committee, chaired by Paul Weiner.

- 40 7. We are finally seeing some progress on the engineering for our first phase roads project
- 41 and work to begin on the erosion problem on the Lake between the club and Eagles Point.
- 42 Bayview residents will be seeing the start of this work soon.
- 43 8. Also, a big thank you to Paul Weiner and Henry Rhodes for their work on LMA
- 44 nominations. Their interim report will be presented tonight.
- 45 9. Halloween in the Landings was special this year thanks to the work of Doug Day and his
- 46 committee. We received lots of great feedback, especially from families with children.
- 47 10. As always, Dick Bayles has been doing a great job with the website. If you haven't
- 48 explored the new sections, you will be pleasantly surprised. Blogs, photos of events,
- 49 vendor recommendations, updated directory, calendar of events and so much more.
- 50 Looking for forms or the LMA Green Book or documents? It's all online.
- 51 11. We have a full agenda as usual, so let's try to keep on task and provide as much of an
- 52 opportunity for input and discussion as possible.

53 **Treasurer's Report**

54 **2020 Budget**

55 We distributed a budget to the association presidents that set an Annual Assessment of \$1,281 per  
 56 unit, unchanged from 2019.

57 There was a change in the contract price for the Grounds Contract that, in combination with an  
 58 error in the 2019 spending forecast, results in spending that would result in an approximately  
 59 \$14,000 reduction in surplus (loss) in 2020.

60 The Finance Committee recommends that the proposed budget be adopted, giving consideration  
 61 that the amount is immaterial given the Association's surplus (retained earnings).

62 **2019 Year to Date Operations**

63 The current forecast for year-end operations is an increase in surplus (profit) of approximately  
 64 \$6,000. The significant expense changes in this forecast vs. last month are:

Account	Note	Over/(Under) Budget
Tree Trimming	Re-forecast considering current spending.	(7,000)
Curb Maintenance	Re-forecast considering current spending.	(8,600)
Speed Enforcement	Re-forecast considering current spending.	(1,000)
Insurance	Re-forecast considering current spending.	(2,000)

65 **Other**

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

67 **Manager’s Report**

68 Processed the usual 50K of invoices

69 I have a work order number 54483 from FPL concerning the street lamp repair at the North  
70 entrance, (FPL) is running behind on some repairs because they have some of their crews still  
71 helping restore power to hurricane affected areas.

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 New lid for the gazebo trash container is being worked on.

76 Officially noticed the 2020 Budget Meeting.

77 Securing an additional landscape bid.

78 Starting a Hazardous spreadsheet for the November 13, pickup date.

79 Notified our insurance agency about an auto accident on Kestral Park South

80 Working with Landscape Chair about a request to trim a tree in the ENA area.

81 Filed an accident report with our Insurance Agency.

82 Filed an incident report involving a School Bus and our curbing

83 Filed a water problem issue (4828 Peregrine Point Circle West) (LS 083-0618) with the County  
84 SR 484638.

85 Filed a drainage problem with the County (Kestral Park Drive) SR 483313.

86 Filed the JAG drainage report (Ben Quartermain).

87 Daily community drive-throughs, checking on the progress of on-going projects and looking for  
88 issues that need to be reported to various committee Chairs.

89 **Old Business**

90 Richard Bayles gave a brief recap of the 2020 budget process and asked the Board if they had  
91 any questions or concerns. There were none. Paul Weiner made a motion seconded by Richard  
92 Bayles to approve the 2020 Budget as presented with the same Annual Assessment as in 2019 .  
93 The motion passed unanimously.

94 Norman Olshansky then gave an update on DR Horton and their name issue. He reported that  
95 LMA received just about everything they asked for with the following two exceptions: They  
96 asked for six months instead of 3 months to implement the plan and asked that their attorney  
97 draw up the final agreement. After a discussion the Board agreed to the two changes and even  
98 with using their attorney at an additional cost, we will still be within the 2K original Budget for  
99 this project. Norman Olshansky then stated that he would act accordingly.

100 **New Business**

101 Paul Weiner gave the following Nominating Committee update:

102 Elena Darden and Agnes Schipper will not seek re-election for the Board. Running for re-  
103 election Norm Olshansky, Dick Bayles and Roger Kidder.

104 Michael Knupp stated that he is still working with the President of Traffic Hawk and is giving  
105 him one more chance to do right by LMA and if this last effort fails he will recommend to the  
106 Board to take legal action.

107 A discussion followed concerning residents that do damage to our gates and do not make a report  
108 to security. It was decided to bill those owners whom we have on video for the damage with  
109 other financial penalties if not paid within a specified time.

110 A discussion then took place concerning the signage at the North Gate which will hopefully stop  
111 traffic going too far before realizing that they cannot gain entrance through the North gate thus  
112 turning around becomes very difficult. David Jacaruso presented a draft of the proposed signage;  
113 during discussion it was decided to tweak his proposal and he will present another version at the  
114 next Board meeting.

115 Paul Weiner stated that he is actively working on Landscaping bids and hopefully will have a  
116 recommendation within a week or so.

117 “Use of pesticides should be minimal.”

118 Nature Trail flooding was discussed however no action will be taken until the Board can get  
119 direction from the County so that we don’t violate any County Restrictions.

120 Michael Knupp stated that he is having difficulty communicating with Brad Styles, the  
121 Beekeeper concerning the placement of Beehives on LMA property. After discussion it was  
122 decided to take off the subject of Bees on the Agenda for now.

123 **Other**

124 Doug Day was commended for all his hard work in programming events for the LMA children.

125 Harvey Greller stated that he is still in contact with the County and having them take over the  
126 Hazardous Waste pick up program. During discussion because the County will only do a once a  
127 year program it was decided that maybe a cooperative program might work better so that there  
128 would be more than one yearly pickup.

129 Elena Darden stated that there is a street lamp just outside of the South Gate (not an LMA lamp),  
130 that may have been hit with a vehicle and is leaning, and if it falls it may disrupt the power  
131 supply to the LMA street lamps. The Manager stated that he would contact FPL about this lamp  
132 post.

133 The following committee reports are attached:

- 134 Drainage
- 135 Environmental
- 136 Lakes
- 137 Landscape
- 138 Maintenance

139 The remaining Committees had no report.

140 **ADJOURNMENT**

141 On a motion by Richard Bayles, seconded by Michael Knupp the meeting was adjourned at  
142 8:07pm.

- 143 The next regular meeting of the Board of Directors is at 7pm on December 5, 2019 at the  
144 Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.  
145 Respectfully submitted,  
146 Elena Darden Secretary

**Drainage**  
**November 2019**

147 The Lakes & Drainage Committee and the Roads Committee has retained the engineering  
148 services of Stantec Corp. to begin the preliminary engineering to rebuild Peregrine Point Drive.  
149 The initial work will include surveying, roadway core sampling and drainage system evaluation.  
150 Work will begin the first week in November. Once the design work is complete, the engineer will  
151 put together bid documents and go out for bids for the construction work.

152  
153 We have been reviewing flooding issues on Camino Real caused by runoff from some back yards  
154 on Pine Harrier Circle and are developing a plan to deal with the problem.

155  
156 We have investigating potential drainage leaks causing depression in two different roads. Both  
157 were determined to be either water line or sanitary sewer issues. The County has been notified  
158 and works orders have been assigned by the County Utility Dept.

159  
160 The semi-annual maintenance of the ditches going out to the bay will begin sometime in mid-  
161 November.

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**Environmental Report**  
**November 2019**

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- Update on Sarasota Bay Estuary Program Partnership Grant/Stormwater Retention Pond Habitat Restoration Project: Mike Knupp reports that the about 80% of the plantings installed in October are thriving. These plantings are crucial to restoring the ecosystem of the lake by using natural methods.
  - Meeting with Bill Whitman (President of Landings Homeowners Association) on October 15th: This meeting was a follow-up to an information sharing event in the late Spring regarding creating a Ring of Responsibility around Lake 1. Because LHA members who own property surrounding Lake 1 each have their own landscape providers, getting involvement and consensus is complex. As LHA President, Bill Whitman will distribute an email to each homeowner abutting Lake 1 with information I have providing regarding the Ring of Responsibility and an invitation to attend a meeting in January (when we feel most residents will be available) to get consensus and formulate a plan to move forward on this initiative.
  - Monthly bird photographs/article by Landings resident, Robert Manteiga, for “*The Landings Eagle*” is ongoing. There is renewed interest in building an official Landings bird list – I will be coordinating with Steve Neumeister and encouraging the community (Landings Eagle and Website) to submit their bird sightings for this endeavor.
  - IPM Island update: I have made a visual assessment of the IPM island on Flicker Field. It appears as if the island on which no insecticides or weed control chemicals have been used for about 15 months looks the same as the other 3-4 islands on Flicker Field Circle. I believe moving forward with this project is important and will explore ways we could work with landscape service providers to expand the environmentally sound balance of less pesticide/weed control spraying in other locations.

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

**Lakes Report  
November 2019**

194 Work is scheduled to start on the erosion work on Lake 6 (Bay View) the first week in  
195 November. We apologize for the noise and inconvenience this work may cause over the two-  
196 week schedule to complete the work.

197

198 The planting we did last month in Lake 3 appears to be successful with an estimated 80%  
199 survival rate. The funds for the plants came from a grant from the Sarasota Bay Estuary Project  
200 and the labor for the planting came from Landings volunteers.

201

202 During the dry periods this summer, it appears we are getting some saltwater intrusion into the  
203 lakes closest to the bay. Saltwater intrusion is the movement of saline water into freshwater  
204 aquifers. Saltwater intrusion occurs naturally to some degree in most coastal aquifers, owing to  
205 the hydraulic connection between groundwater and seawater. Because saline water has a higher  
206 mineral content than freshwater, it is denser and has a higher water pressure. As a result,  
207 saltwater can push inland beneath the freshwater. What does this mean to the Landings?

208

209 All the fountains and lights we use are meant to run in freshwater environments. When there is  
210 saltwater intruding into the lake, the saltwater starts to corrode the fountain hardware and causes  
211 electrical shorts in the lights. When this happens, we must replace them with non-corrosive more  
212 expensive fixtures.

213

214 The County completed the new headwall at lake 1. The only remaining item is the replacement  
215 of the streetlight by Florida Power. We want to thank Paul Weiner and Hostetler Irrigation for the  
216 quick response in connecting the irrigation lines to water the new sod replaced by the County.

217



LANDSCAPING  
November 2019

218

6/21/19	Repair zone 5 by front gate	481.80
9/11/19	Multiple sprinkler head repairs and Main line at Flicker Field	812.80
7/27/19	Install irrigation for new sod at North Gate	
10/21/19	Repair Irrigation Heads Island Peregrine Cir. N and Main entrance	44.25
10/18/19	Mulch Eagles Point	417.30

219 Competitive bid from Natural Designs Landscaping being reviewed.

220 With help from Nick Pocock I am working on elimination of Brazilian Pepper seedlings and  
221 residual sprouts.

222 In December mulching of half of the community will be performed, with the other half being  
223 done in January

224

**Maintenance Committee  
November 2019**

Submitted – Ron Pierce, Chairman Landings Maintenance Committee

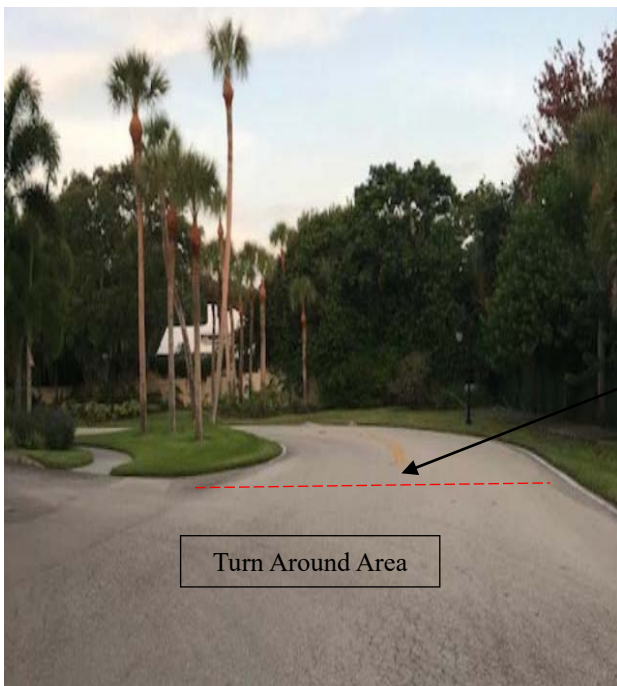
**CURRENT ON-GOING PROBLEMS**

- **Truck Escort - ON-GOING**

(3) 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 (18) 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....*



**Projects-On-Going**

- **Gazebo Garbage Receptacle**

The new plywood lid with lift assist bracket being installed to replace the old heavy lid

**Maintenance Committee  
November 2019**

- **Turtle Escort**

This month on the main road (2) Turtles were removed from Main Roads and re-directed to safe area.



- **Road Kill**

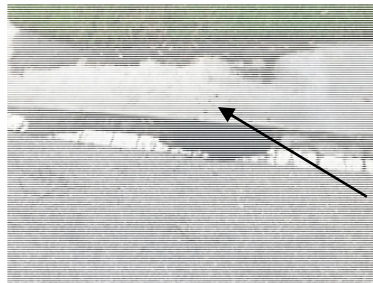
There was an unusual amount of road kill this month on the main roads...(2) possums were removed and disposed of...

**Projects Complicated:** Several potholes filed



Landings Blvd near Rt 41

South



Landings Blvd @ Kestral Park Way

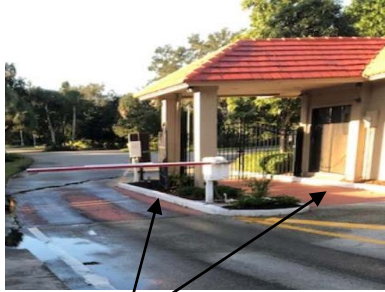


**Maintenance Committee  
November 2019**



Kestral Park Way South @ Kestral Park Pl

- **North Gate**



All curbs at the North Gate were painted.....