

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
December 5, 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, Elena Darden, Paul Weiner, Agnes Schipper, Roger
6 Kidder and Joan Koplin. Michael Knupp joined the meeting in progress. Doug Day had a first
7 absence. 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, Ronald Pierce, Maintenance Chair, and one 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 Richard Bayles made a motion, seconded by Paul Weiner to approve the minutes of the
21 November 7, 2019 regular Board meeting. Motion passed unanimously.

22 **President's Report**

23 There's a chill in the air but activities are heating up in the Landings.

24 If you haven't already signed up, registration is open for the special holiday part on December
25 11th Holiday Party. Again, many thanks to Paige Packman and her committee for planning this
26 event. It's going to be a sellout crowd.

27 The nominating committee has been hard at work and we have a great group of candidates for
28 the LMA Board. The meeting of Association Presidents with the candidates is scheduled for
29 January 15th. The actual election will be February 6th. More information will be presented
30 during our meeting by Paul Weiner, who chairs the nominating committee.

31 Many thanks to Elena Darden for spearheading the holiday light installation along Landings
32 Boulevard.

33 The next Landings bike outing will be December 8th. Destination will be Myakka State Park.

34 Siesta Promenade update:

35 Ralf Brookes, the attorney for those opposed to the project has some preliminary
36 comments and observations about the Recent Court Order:

37 “Of course, we are disappointed we lost. The court did not rule in our favor because
38 the court held that the CAP was legislative and not quasi-judicial, and therefore the
39 court did not have jurisdiction to consider the heart of our case. We are considering
40 appealing or filing a declaratory judgment to seek judicial review of the legislative
41 CAP decision, within the next 30 days.”

42 As more information becomes available, I will let you know.

43 Please visit our website and go to the Legal Action page to view the court
44 order. <https://blockbendersonsiestaprom.home.blog>

45 Sura Kochman

46 FDOT has confirmed that there will be a hearing on 12/11. I have learned that 200-ish people e
47 mailed Mr. Purvis and requested that the hearing take place. Thank you all so much. Parking is
48 limited at the Siesta Key Chapel, so you may wish to car-pool.

49 The public hearing will be held from 5:30 p.m. to 7 p.m., Wednesday, December 11, 2019 at the
50 Siesta Key Chapel, 4615 Gleason Avenue, Sarasota, FL 34242. The formal hearing begins at
51 6:00 p.m. FDOT will hold this hearing to give interested people the opportunity to review
52 displays and talk one-on-one with staff. This public hearing will only address the transfer of
53 jurisdiction of the roadways. If you wish to speak, please arrive prior to 6 p.m. and register as a
54 speaker at the check-in table.

55 NOTE: It should be understood that FDOT has NO AUTHORITY to override the Siesta
56 Promenade application directly. What we can bring out, is the deficiencies in how the traffic is
57 to be handled, per what was stated in the Siesta Promenade hearings, the Kimley Horn
58 engineering reports, and the County transportation reports.

59 We have several important items on our agenda tonight so I will not take up more time with my
60 report, other than to thank all of our committee chairs for the great work they have been doing
61 on our behalf.

62 **Treasurer’s Report**

63 **2019 Year to Date Operations**

64 The current forecast for year-end operations is an increase in surplus (profit) of approximately
65 \$5,000. The forecast includes minor adjustments to several accounts, with a net change of
66 (\$1,700).

67 **Manager’s Report**

68 Processed for payment usual 50K of invoices

69 I have a work order number 54483 from FPL 800 375 2434 concerning the streetlamp repair at
70 the North entrance, (FPL) is running behind on some repairs because they have some of their
71 crews still helping restore power to hurricane affected areas. Update 12/5/2019 Sandra, FPL
72 checking on progress.

73 Jesus 1 800 375 2434 other pole # 5 1563 3586 Claudette EXT 4106 800 375 2434 other pole
74 issue (leaning) Update 12/5/2019, Sandra FPL checking on progress.

75 Staying in the loop with the proposed Demand letter from the Association’s Intellectual
76 Property Counsel concerning the use of a nearly identical name “The Landings” which may
77 cause some confusion, deceive and mislead the Public.
78 New lid for the gazebo trash container finished!!!
79 Sent cancellation letters to Raber and Hostetler
80 Working with Landscape Chair about a request to trim a tree in the ENA area.
81 Filed a water problem issue (4828 Peregrine Point Circle West) (LS 083-0618) with the County
82 SR 484638. County has flagged the area.
83 Filed a drainage problem with the County (Kestral Park Drive) SR 483313. County has flagged
84 the area.
85 Filed the JAG drainage report (Ben Quartermaine).
86 Working with the County concerning the bulk pick-up of the old re-cycle bins, Brian Usher,
87 Solid Waste Collection Manager 861 1532 Cell 726 8352
88 Rooms To Go has mowed the area behind their store on Route 41.
89 Daily community drive-through’s, checking on the progress of on-going projects and looking
90 for issues that need to be reported to various committee Chairs.

91 **Old Business**

92 Michael Knupp reported that recently there have been several solicitors roaming around “The
93 Landings”. He then stated that he escorted one of the solicitors out of “The Landings” He
94 reported that the gentleman expressed his First Amendments right of free speech, Michael
95 Knupp agreed with him except that he was trespassing on private property therefore he should
96 express his First Amendment Rights somewhere else and the next time he is caught on “The
97 Landings” property the Police would be called. Michael Knupp then gave the Manager a
98 solicitation card left at his front door today and directed the Manager to call the number on the
99 card and inform the Company that they were trespassing and a message was sent to all owners
100 at “The Landings” to call the police to report trespassers.
101 Michael Knupp then stated that Security has been discussing a way to give bar codes to people
102 that are frequent guests. Security decided to try a new designation “Extended Resident Guest”
103 designation.
104 He further stated that the President of the specific Association be notified that a “Extended
105 Resident Guest” received a Bar Code.
106 Michael Knupp stated that he is still trying to resolve the Traffic Hawk issue and that there may
107 be a possibility of the issue ending up in small claims court.
108 During The Traffic Hawk discussion Agnes Schipper made the following motion seconded by
109 Elena Darden: We should continue working with Traffic Hawk for a resolution to the equipment
110 failure and if the issue cannot be resolved then LMA should start action in small claims court.
111 Motion passed unanimously.
112 Norman Olshansky reported the Community Name concern was finalized and an Agreement
113 was signed with D.H. Horton and they will be using the new name of Bay Landings in the
114 future, He further stated that the total legal cost to the LMA was \$1,600.

115 Paul Weiner reported that after due diligence, it was decided to replace our present Irrigation
116 Contractor and our Landscape Contractor with a new company, Natural Designs who does both
117 landscaping and irrigation. He also stated that Natural Designs uses an Ecological Approach to
118 their landscaping plan.

119 Paul Weiner gave the following Nominating Committee update:

120 He reported that the Nominating Committee has nominated the following six owners to be on
121 the Ballot for the five open positions: Norm Olshansky, Dick Bayles, Roger Kidder, Letitia
122 Schuman, Jeffrey Smith, and Jim Goldman.

123 The new signage at the North gate was again discussed and it was decided to again tweak the
124 verbiage from U turn to make a left turn.

125 The South Gate was discussed, and it was decided that Ronald Pierce would come up with some
126 recommendations as to the turnaround issue at that gate.

127 **New Business**

128 After discussion it was decided that Michael Knupp would contact Scott Liebel of Florida
129 Shoreline for recommendations to correct the flooding at the Nature Trail.

130 The re-cycle bins were discussed, and it was decided that Harvey Greller would come up with a
131 plan for their disposal

132 Roads and the islands were discussed, particularly island # 55 the longest island about 100 feet
133 long. It was decided that Richard Bayles, Norman Olshansky and Paul Weiner would meet and
134 come up with a plan for better driving and pedestrian traffic.

135 **Other**

136 William Whitman wished everyone A Merry Christmas and Joan Koplin passed out an
137 information sheet about the Landings.

138 The following committee reports are attached:

- 139 Aesthetics
- 140 Drainage
- 141 Editorial
- 142 Lakes
- 143 Landscape
- 144 Maintenance

145 The remaining Committees had no report.

146 **ADJOURNMENT**

147 On a motion by Agnes Schipper, seconded by Elena Darden the meeting was adjourned at 8pm.

148 The next regular meeting of the Board of Directors is at 7pm on January 2, 2020 at the Landings
149 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

150 Respectfully submitted,

151 Elena Darden Secretary

Aesthetics Drainage

December 2019

152 I'm happy to report that the holiday lights have been installed. If anyone sees bulbs out or
153 strings of lights out of place, please let me know.

154

155 Elena Darden

156

**Drainage Report
December 2019**

157 Two possible small water line leaks have been reported to the County on Peregrine Point Way
158 and on Landings Blvd across from the Tree Houses. The leaks tested positive for County water
159 and were marked for repair.
160

Lakes Report
December 2019

161 The start on the erosion work on Lake 6 (Bay View) was delayed to accommodate the tennis
162 tournament. We decided the possible noise would be disruptive to the tourney.

163 The lights and fountain in Eagles Point lake have been removed for repairs and to install a cable
164 to the 5hp pump. Hopefully we will get the new cable in the next week.
165

LANDSCAPING
December 2019

166 Landscape Expenses

167

168 11/1/19 Renovate Entry Monuments 882.75

169 11/23/19 Remove 4 Palm Trees 600.00

170

171

172 Irrigation Expenses

173

174 11/8/19 Irrigation Repairs 581.45

175 11/22/19 North Entrance 288.50

176 11/26/19 Irrigation Repairs 28.35

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181 New contracts signed for Landscaping and Irrigation with Natural Design Landscapes.

182

183

**Maintenance Committee
December 2019**

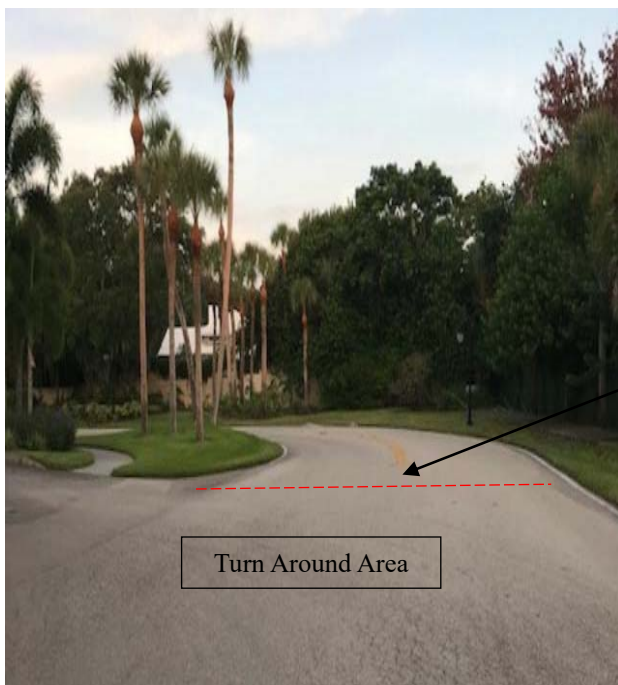
2019 - Maintenance Committee Activity Report
Submitted – Ron Pierce, Chairman Landings Maintenance Committee

CURRENT ON-GOING PROBLEM

- **North Gate Proposes Signage - ON-GOING**

Possible Solution-In-The-Offing – the *YELLOW signage* below is proposed to be added to area in a ...with *yellow line stripping and strategically placed traffic delineators*....

This new proof is submitted for approval



- **Truck Escort - ON-GOING**

(5) 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...

- **Sign Replacement Program** continues throughout the Landings with the most serious damaged signs are scheduled for replacement.

➤ Ten (10) new street signs are in the process of being installed.

Maintenance Committee
December 2019

Projects Complicated

- **Gazebo Garbage Receptacle**

The new *lightweight plywood lid* has been installed to replace the old heavy lid



ON-GOING

- **Turtle Escort**

This month on the main road (1) Turtles were removed from Main Roads and re-directed to safe area.



- **Road Kill**

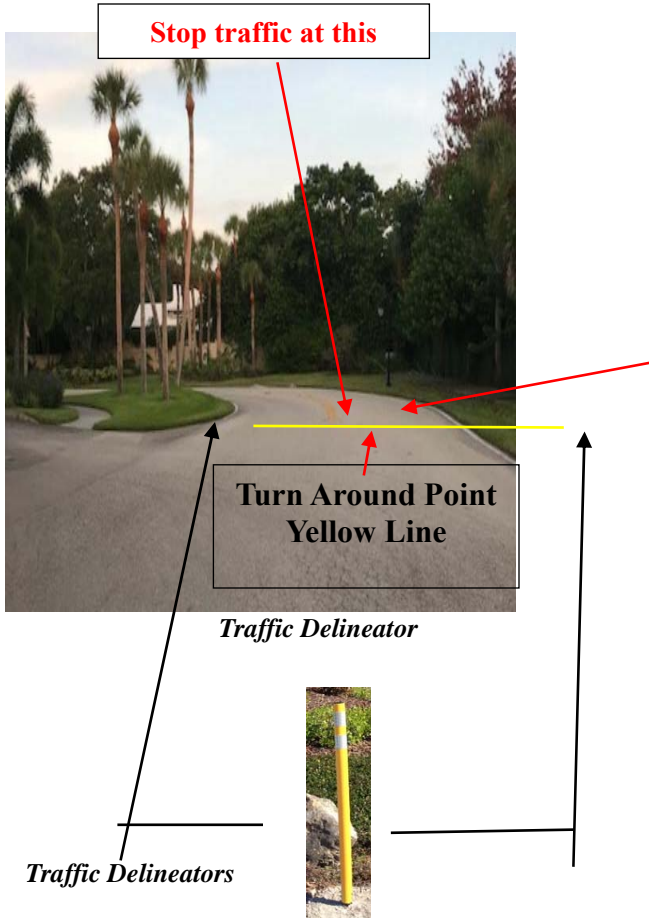
There was an unusual amount of road kill this month on the main roads...(1) possums were removed and disposed of...

Maintenance Committee
December 2019

Norm,

Again, appreciate our meeting and just to reiterate the proposed sign for the North Gate. It is again, as I explained, an attempt to greatly reduce and/or eliminate the horrific traffic jams and damage that occur on an almost daily basis at the North Gate...I have added the recommended sign and a graphic presentation for a visual prospective of the area....

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



**Maintenance Committee
December 2019**