

The Landings Management Association, Inc.
Minutes of the Board of Directors Meeting
February 6, 2020

1 **Call to Order**

2 President Norman Olshansky called the Board meeting to order at 6:30pm at the Landings
3 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

4 **Determination of Quorum**

5 Directors present were Richard Bayles, Elena Darden, Roger Kidder, Michael Knupp, Joan
6 Koplin and Agnes Schipper. Paul Weiner and Doug Day. had a first absence. A quorum was
7 established.

8 Presidents or representatives of the associations in attendance:

9	William Whitman	Landings Homeowners
10	Harvey Camins	Villas @Eagles Point
11	Richard Tanner	Bayview I
12	Carolyn Fourier	South V

13 Also, present were George Niel of Argus Property Management, Inc., Trevor Britt of Island
14 Visitor Publications/*Landings Eagle*, and nineteen 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 Richard Bayles made a motion, seconded by Agnes Schipper to approve the minutes of the
20 January 2, 2020 regular Board meeting. Motion passed unanimously.

21 **President's Report**

22 Tonight, we will hold elections for the Board following this short business meeting.
23

24 Unfortunately, Letitia Schulman had to withdraw her candidacy due to personal reasons so the
25 election will proceed with 5 candidates for the 5 open positions.
26

27 Thanks to Dick for his prompt response and solution to the problem we had with the software
28 handing gate decals.
29

30 Our maintenance chair and staff are working with the school board to keep their buses from
31 running over the curbs at our entrance and causing damage. The signs that were approved for
32 the North and South gate entries should be installed this month.
33

34 Please let your association members know that we are having problems with cars trying to
35 quickly follow someone in front of them through the gates which has resulted in frequent
36 damage to the gates. When we identify those responsible they will be billed for damages.
37

38 Upcoming events of note:
39

40 Group bike ride on Casey Key on Tuesday February 11th, meeting at the LRC at 10am
 41
 42 Newcomers event at 5pm followed by regular happy hour at 6pm on February 19th.
 43
 44 Mark your calendars for the Landolier’s Concert on Sunday March 29th. At 4pm, admission \$5
 45 includes refreshments.
 46

47 Incident report: January 21st Gunfire heard adjacent to Eagles Point Circle. Sheriff’s cars and
 48 helicopter responded. Case was Investigated and determined that there were duck hunters on
 49 the water near Phillippi Creek who were legally there. No arrests were made. Nothing more we
 50 can do. Florida Fish and Wildlife regulations allow duck hunting in season when in water and
 51 using appropriate safe shooting practices. Since they were not caught on Landings property
 52 there was no arrest made. In future anyone hunting on land on our property would be
 53 considered trespassing. All concerns and any evidence of gunfire should be reported to the
 54 Sarasota Sheriff’s office by calling 911.
 55

56 We will try to make the business portion of our meeting short, in order to move onto the
 57 elections which will be followed by the convening of the new board to elect officers. We hope
 58 you all will stay and take part in this important transition of board membership and leadership.
 59

60 Norman Olshansky
 61

62 **Treasurer’s Report**

63 **LMA Operations – Fiscal Year 2020**

64 Attached are the operating results for the Association’s 2019 Fiscal Year, subject to change after
 65 the final auditor review. I expect any changes resulting from the review to be immaterial.

66 The financials show a \$79,429 addition to surplus (“profit”) that, without a decision to allocate
 67 some of that profit to various reserve requirements, will be added to our Operating Balance
 68 (“retained earnings” in conventional corporate-speak). That would raise our operating balance
 69 to \$505,000.

70 Our reserves balance at the end of 2019 was an additional \$758,000 (of which the Road Reserve
 71 is \$539,000).

72 Below is a discussion of the significant *expense* variations from budget, highlighted on the
 73 attached.

Caption	Variance	Explanation
Landscaping	(38,654)	A decision to change landscaping contractor led to significant underspending.
Road Repairs & Maintenance	9,800	This reflects the result of underspending in 2018 requiring overspending in 2019.

Drainage	(11,154)	The bulk of work in 2019 was on reserve (capital) related items.
Wall Painting & Maintenance	5,234	Spending was budgeted in both reserve and expense accounts. Belonged in reserve.
Curb Maintenance	(7,545)	Deferred to and budgeted in 2020.
Fountain Maintenance	8,100	Significant fountain failures.
Electric	(8,757)	Predicted rate increase didn't happen.

74 **Manager's Report**

75 Processed for payment usual 50K of invoices

76 I have a work order number 54483 from FPL 800 375 2434 concerning the street lamp repair at
 77 the North entrance; (FPL) is running behind on some repairs because they have some of their
 78 crews still helping restore power to hurricane affected areas. Update 12/5/2019 Sandra FPL
 79 checking on progress. February update: Andrea 1/2/2020 New number 9232044 Mr. Flanagan
 80 12:49pm Friday, January 3, 2020, Millie called back 2:51pm 1/3/2020 still working on it.305
 81 387 7805

82 Working with the County concerning the bulk pick-up of the old re-cycle bins, Completed
 83 Sent out four invoices for gate damage, one paid, the other three will be receiving a second
 84 notice.

85 Three Argus Welcome Letters were sent.

86 Made all necessary arrangements for the 2020 Annual Membership meeting.

87 Filed the fully executed DR Horton/The Landings agreement.

88 Trying to identify the bike rider who did damage to one of our gates.

89 Filed a stolen BMW report.

90 Traffic Hawk no resolution as yet.

91 Ongoing investigation concerning truck damage to our main exit gate.

92 Staying in the loop with the computer crash and our decal information.

93 Staying in the loop with the signage at the North Gate and signage in general.

94 Worked with the Sheriff and the Florida Wildlife Departments concerning hunting activity
 95 around the Landings. It seems that the hunters were all within their hunting rights. Further LMA
 96 investigation will be taken.

97 Several fountain issues resolved or are being worked on.

98 Staying in the loop with school bus damage to our curbing.

99 Two owners whose vehicles were caught on video tape doing damage to our gates were sent
100 invoices for the damages. One paid and the other will be sent a second notice before further
101 action will be taken.

102 Two vendors whose vehicles were caught on video tape doing damage to our gates were sent
103 invoices for the damage. Neither of them responded, therefore both will be sent second notices
104 before further action is taken.

105 Met with Mike Knupp, Norm Olshansky, Jeff Durante, and BJ Grant, Facilities Services,
106 Sarasota County School about tree trimming and a drainage issue on the East end of the LMA
107 property line.

108 Met with Will Howell while doing erosion work at Lake # 6.

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

111 **Old Business**

112 Michael Knupp reported that we should in the near future receive a new Traffic Hawk speed
113 detection device.

114 Invoices for gate damage covered in the Manager’s Report.

115 Nature Trail Proposal still being worked on.

116 **New Business**

117 Richard Bayles made a motion seconded by Agnes Schipper that the Safety & Security
118 Committee is authorized to spend money for the refreshments at the planned town hall meeting.
119 Motion passed unanimously.

120 The reallocation of Surplus to Reserves was discussed during which Richard Bayles made a
121 motion to transfer the entire final 2019 operating surplus (approximately 82K), from the
122 Operating Account into the Lakes and Drainage Reserve Account. (exact amount to be
123 determined after the December 31, 2019 Financials are completed). Michael Knupp seconded
124 the motion. The motion passed unanimously.

125 **Other**

126 None

127 **Good and Welfare**

128 The condition of the Associations roads was discussed and the Board stated that they and the
129 Road Committee are aware of the road issues and are working on improving the Association’s
130 roads.

131 The following committee reports are attached:

- 132 Environmental
- 133 Lakes
- 134 Safety & Security

135 The remaining Committees had no report.

136 **ADJOURNMENT**

137 On a motion by Michael Knupp seconded by Agnes Schipper the meeting was adjourned at
138 7:02pm.

139 The next regular meeting of the Board of Directors is at 7pm on March 5, 2020 at the Landings
140 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida.

141 George Niel Acting Secretary

**Environmental Report
February 2020**

LMA ENVIRONMENTAL CHAIRPERSON REPORT

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- Update on Sarasota Bay Estuary Program Partnership Grant/Stormwater Retention Pond Habitat Restoration Project: There has been a renewed algae bloom in Lake 3 (Carriagehouse lake) and some overgrowth of invasives along the shore. Mike Knupp, Jeff Durante, and I will be working to resolve these issues.
- Monthly photographs and article by Landings residents, Robert Manteiga and Maralyn Kaufman David, for “*The Landings Eagle*” are ongoing.
- IPM Island update: The IPM island on Flicker Field is thriving without the use of pesticides.
- The February 20th Free College event will feature Bob Manteiga of the Landings and Ann Paul of Sarasota Audubon who will provide a presentation on birds in The Landings

Respectfully submitted,
Maralyn Kaufman David, Ph.D.

Lakes Report
February 2020

162 We have seen renewed algae blooms in Lake 3 (Carriagehouse lake) in recent weeks resulting in
163 clogged fountains.

164 New lights have been installed in Lake 1 (north Gate lake).

165

166 Continue to have light circuit breaker problems in Tree House Lake, Portside Lake and Starling
167 Lake. New timers are on order to hopefully solve the problem.

168

169 Erosion control work is beginning on Lake 6 between the LRC and Eagles Point.

170

171 Sarasota County Neighborhood Environmental Stewardship Team (NEST) coordinator, Mollie

172 Holland gave an informative talk on erosion prevention to the homeowners around lake 1.

173 Thanks to Bill Whitman and Maralyn Kaufman for arranging the talk.

174

175 Sent from my iPhone

176

Safety & Security
February 2020

Safety & Security committee wants to have a town meeting to hear people's concerns and ideas related to gates, roving patrols, speed bumps, etc. We voted to have it on Wednesday, March 11 if approved by the board.

Sent from my phone Mike