

**LMA Board Meeting  
May 7, 2020**

1 **Call to Order**

2 President Norman Olshansky called the Board meeting to order at 7:02pm at the Landings  
3 Racquet Club, 5350 Landings Boulevard, Sarasota, Florida. This meeting was conducted  
4 virtually using Zoom. Only Directors were present as all others could join by computer or phone.

5 **Determination of Quorum**

6 Directors present were Richard Bayles, Roger Kidder, Norm Olshansky, Joan Koplin, Doug Day,  
7 Jeff Smith, Jim Goldman. Michael Knupp, and Paul Weiner attended via electronic means. A  
8 quorum was established.

9 Presidents or representatives of the associations attended electronically. Steve Brockenshire of  
10 Argus Property Management attended

11 **Confirmation of Proper Meeting Notice**

12 Steve Brockenshire, Manager, verified that notice was given in accordance with the Bylaws of  
13 the Association and requirements of Florida Statutes.

14 **Approval of Minutes**

15 Jim Goldman made a motion, seconded by Joan Koplin to approve the minutes of the  
16 April 2, 2020 regular Board meeting. The motion passed unanimously.

17 **President's Report**

18 Norm Olshansky reminded everyone how difficult the last month has been dealing with the  
19 COVID restrictions. His full report is attached and forms part of the Minutes

20 **Treasurer's Report**

21 **LMA Operations January – April 2020**

22 It is too early in the year to begin a forecast of year-end results.

23 There is an overage in ground Maintenance but it should even out over the year. Outstanding receivables  
24 have reduced from seventy to forty with more to come.

25 **Manager's Report**

26 Steve Brockenshire reported on a number of ongoing projects. His report is attached to these  
27 Minutes.

28 **Old Business**

29 Security Chair provided updates on information gathered from the closing of the South Gate.  
30 The recommendations from the Town Hall were reviewed. The volume of cars was discussed  
31 along with vendor comments. The majority of comments supported reopening the south gate. R.  
32 Bayles made a Motion to reopen the south gate seconded by Joan Koplin. The Motion passed  
33 unanimously. Mike Knupp indicated he would implement the opening

34 **New Business**

35 Roads and Drainage. There was a discussion amongst Board members regarding the need of an  
36 easement from a homeowner to complete the proposal for the road and drainage. Director Bayles  
37 brought to attention of the Board that they have a decision to make concerning the configuration

38 of the road and the alteration of the islands. A discussion took place concerning the ramifications  
39 of altering the islands and the width of the roadway. Director Olshansky expressed concern that  
40 this could be interpreted as a precedent. Director Bayles responded by stating that this is a  
41 onetime event and applies only to this area and no other area in the Community is like this. The  
42 members were prepared to accept the Engineers recommendation as to the width of the road and  
43 number of islands.

44 After a lengthy discussion Director Bayles made a motion that the Board approve the Road  
45 Commission recommendation to accept the proposal to make the islands narrower and with two  
46 breaks. The Motion was seconded by Joan Koplín. The vote was six in favor and three opposed.  
47 The Motion carried.

48 Eagles Nest: Norm Olshansky provided a summary of the former dispute and settlement  
49 agreement which expired at the end of March. He proposed that a Committee be established with  
50 Henry Rhoades as Chair to look at future use.

51 Wagner Agreement: Norm Olshansky provided a summary of landscape work at the Wagner  
52 property. It has been established with the LHA that they are the Governing body with respect to  
53 landscaping not the LMA. The Chair of the Committee has assured the LMA that the application  
54 that was approved will be monitored and enforced.

55 There was a discussion about anyone contracting COVID and what information could be made  
56 public. After a discussion it was decided that due to privacy issues nothing could be done.

57 **Good and Welfare**

58 There were comments concerning alterations to the islands and speeding.

59 The following committee reports are attached:

- 60 Maintenance
- 61 Lakes
- 62 Safety & Security

63 The remaining Committees had no report.

64 **ADJOURNMENT**

65 On a motion by Jim Goldman seconded by Joan Koplín the meeting was adjourned at 8:15pm.P

## Landings Safety & Security Committee Report - May 2020

The Committee has been collecting data on the South Gate activity to better understand the issues of trespassing and will be formulating a plan to present to the LMA Board. We want to thank all the residents who helped collect the data on the gate usage.

In June we will meet with companies that can give us information about making the north and south gates more secure from trespassing. A report will be prepared for the LMA Board sometime in June.

We are pleased to announce that “No Trespassing No Hunting” signs have been placed along Phillippi Creek and at the gazebo. Thanks to Jim and Sandy Goldman for their assistance in getting these signs placed along Landings property.

Finally, we want to remind dog owners that the dogs must be on leash when walking on Landing's streets and in the Eagle's Nest Preserve. It is also your responsibility to clean up after your pet.

LAKES COMMITTEES' REPORT MAY 2020  
Roger Kidder & Mike Knupp - Co-Chairman

With the high temperatures returning and lack of rain, the algae season has started with abandon. Our problem lake 3 again has been a problem with algae blooms plugging the fountains. Lake 1 at the north gate is also experiencing algae and hydrilla outbreaks. Because the County's repair of the inlet have left no place for the lake contractor to put their their spaying boat into the lake. We will be working with the residents around the lake to access the lake from their properties to spray the invasive plants.

We continue to have electrical problems with various fountain pumps. If you see fountains that our pulsing or make noise, please inform your association president or call Mike Knupp or Jeff Smith and we will shut off the fountain until our contractor can address the problem.

## LMA MANAGERS REPORT

May 2020 for June meeting

1. The grass issue on Philippi Shores continues to be an issue and upon review it looks like it is County land from Rooms to Go down to the South entrance. I sent an email blast to the Managers at Argus to see if anyone has similar problems. Apparently the County has an online request system called CLICK FIX. This enables us to request work to be performed and there is a response bar for the County to respond. As soon as the grass reaches an unacceptable length I will try the fix.
2. I will be having the contractor out to the property this week to propose a solution for the tidal flooding issues. This has been delayed because of the virus issues
3. Arrangements were made with Sir Speedy to print and mail the post card. I was contacted by Sir Speedy requesting changes. I contacted Joan Koplín to contact the individual at Sir Speedy. This was done. We are still waiting on the final draft and cost estimate. I have followed up with Sir Speedy this week
4. Lake one appears to have an issue with scum. This was sent to the Lakes Committee. I would recommend that something be put in the newsletter explaining the seasonal difficulties with pond management

Submitted by Steve Brockenshire

7 May 2020

Landings Management Assoc. May Meeting

This is a proposal from a committee of the LHA for consideration in the event the LMA removes the long island on Peregrine Point Drive for reconstruction.

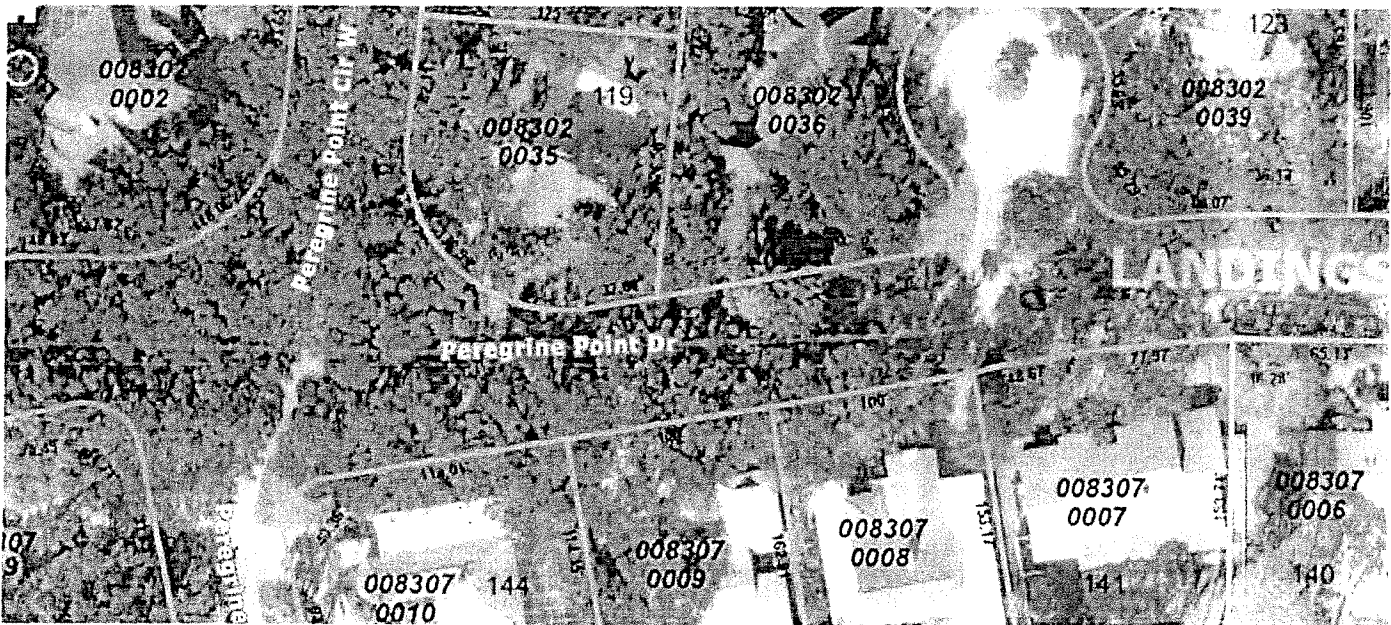
If the LMA is able to proceed with plans to remove and rebuild this island, we would like to offer a option developed by a committee of the LHA with the input and support of direct neighbors.

The original concept of the 250 foot long island has run into some problems with surface drainage, under-road structure issues from the irrigation system, and damage on the west end from overly wide vehicles trying to make turns.

If the plan proceeds, we suggest the LMA board look at the design of the island and decide if it is adequate for the way the street is used today. For reasons they had at the time, the decision was made to create one long island and block the entrance to the driveway of Lot 143 from west bound traffic.

Rather than think of the precedent of solving a problem for one property, I would present it as a chance to resolve one of the developer's design decisions which has not worn well in forty years. There will be no addition cost to the project if two islands are created and a turn into the property can be made from the west bound lane. An opportunity like this is rare. The owners of this property have been there for over thirty years. At some point in the future the house will go on the market. In the meantime, if this project moves forward, they will be the most inconvenienced by the construction.

Our boards are always considering what is in the best interest of our residents. Recreating an impediment does not seem to meet this-criteria. Thank you.



## President's Report May Board Meeting

April will be a month to remember. Stay at home orders, wearing of masks, social distancing, meetings and happy hours on zoom, LRC closed, South Gate closed, nonstop coronavirus talking heads on tv, suspension of elective medical procedures, delayed travel plans, inability to visit loved ones and friends in hospitals or in nursing homes. Hopefully, May will bring some relief while at the same time we work to prevent another flare up of the virus.

The decision last month to close the South Gate due to concerns about the pandemic was not an easy one for the board. I personally must have received over 50 phone calls and 75 emails from residents expressing appreciation or disdain for our decision, which was hotly debated by the board and was not a unanimous vote. Given the easing of confinement rules by the County, we will be taking up a motion to reopen the Gate tonight.

Just another reminder that the best source for how to contact residents, is the "directory" on the website. It is the only source for up to date listings. Additions and changes are made regularly. The green book is available but is not updated until a new one is made available. For a hard copy, you can purchase the green book for \$5.

Blogs and other important resources on the website are regularly updated too, so check out the website often.

Our agenda tonight is full. We will hear more from the security committee and feedback from the town hall meeting, an update on the status of the Eagles Nest Area, plans for paving on Peregrine Point Drive, nature trail concerns, and more.

We are looking for a volunteer to coordinate a special project for LMA. Over the years there have been new rules, policies, procedures, etc. that were approved by the board and are found in past minutes. Unfortunately, we do not have a single source policies and procedures manual that is up to date. We are looking for a volunteer who can scan through past minutes and pull out items that need to be put into our manual. Please contact me if you are someone you know might be interested.

We are fortunate to have Steve Brockenshire as our new Argus Manager. He comes to us with a wealth of knowledge, not only as a property manager but also as a retired attorney. He currently serves on the HOA Board where he lives in the Meadows. We would appreciate if all board members, committee chairs and other volunteers copy him and me on you work on behalf of LMA so that we can coordinate and communicate with each other more effectively.

You may have noticed that the Eagle has fewer pages this month due to a reduction of advertising. Despite the impact of the virus on local businesses and the Eagle, the new publishers have been great at including our items and finding room for Landings copy. We really appreciate the service they provide to our community.