

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

**Minutes of the Meeting of Board of Directors held on
August 13, 2020 at
The Landings Racquet Club • 5350 Landings Boulevard • Sarasota, Florida 34231**

The meeting was called to order at 7:02PM 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 Richard Bayles, Bill Whitman, Jim Stewart, Harvey Greller, Michael Knupp, Natalie Gibson, and Judy Greene, constituting a quorum. Also attending were owners Bob Sperhac, David Bewley, Bruce Staniforth and Howard Feltman.

Approval of Minutes

The minutes of the June 9, 2020 Regular Board Meeting were reviewed. A motion to approve the minutes was seconded and passed unanimously.

Treasurer's Report

The Board accepted the Treasurer's Report on operations through July 2020 without comment.

Mr. Bayles moved that the Association reimburse the LMA for one-half of the cost of the drainage work on Peregrine Point Way East in the amount of \$9,800. The motion was seconded and passed unanimously.

Member Discussion

Mr. Whitman opened for discussion the topic of the LMA's distribution of a questionnaire regarding residents' suggestions for future use of the Eagles Nest Area now that the limits on use of the area set forth in the stipulated judgement gave expired.

Each of the members present and members of the board expressed concern that the LMA had not properly considered the remaining restriction in its use set forth in Section 22 of the Amended and Restated Declaration of Maintenance Covenants And Restrictions On The Commons for The Landings, namely its statement – "The site is not intended as a park for the use of property owners in The Landings."

Ms. Greene made a motion:

MOVED, that the Board of Directors of the Landings Homeowners Association, Inc., instruct the President of the Association to vote no on a proposal to change the provisions of Section 22 of Amended and Restated Declaration of Maintenance Covenants and Restrictions on The Commons for The Landings.

The motion was seconded by Ms. Gibson and the motion passed unanimously.

Committee Reports

Membership

There are two homes on the market.

Legal

None.

Drainage

None.

Landscaping and Architecture Committee

Old Business

1721 Pine Harrier Circle (Lot 103):

The Association received a request to approve landscaping for work at this address but attempts to contact the owner about issues with the request and other issues with respect to the property have not been successful. Work is on hold until the issues can be resolved.

New Business

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

1741 Landings Way (Lot 133):

The owner requested approval to remove and/or trim, two clumps of Laurel Oak at the rear of the property. Board members Stewart and Gibson suggested other solutions to resolve the issue with the adjacent Dracena to try first. The owners agreed.

The portion of Lots 148 and 149 that abut Landings Boulevard aren't being maintained satisfactorily and an invasive Brazilian pepper tree overhangs Landings Boulevard obscuring traffic signage. Letter will be written to both owners requesting them to correct the situation.

Old Business

4547 Camino Real (Lot 64): Mr Whitman to schedule a meeting with the owners of lots 24 and 25 to discuss flooding problem on Lot 64.

New Business

None.

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 7:45PM. The next scheduled regular meeting is on September 13, 2020 at 7:00PM at the Landings Racquet Club.

Respectfully submitted



Richard U Bayles
Secretary