

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

**Minutes of the Meeting of Board of Directors held on  
October 14, 2021, at 5pm**

**The Landings Racquet Club • 5350 Landings Boulevard • Sarasota, Florida 34231**

The meeting was called to order at 5:00PM 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 Bill Whitman-President, Judy Greene-Vice President, Richard Bayles-Secretary/Treasurer, and Directors: Jim Stewart, Michael Donaldson, and Michael Knupp constituting a quorum. Absent was Director- Natalie Gibson. Also present was Donnie Melendy, LHA Property Manager.

**Approval of Minutes**

The minutes of the September 9, 2021, 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 September 30, 2021 operations without comment. 2022 Proposed Budget was reviewed and showed that the Annual Assessments will be \$200.00.

*A Motion was made by Dick Bayles and seconded by Bill Whitman to approve the 2022 Annual Budget. The Board voted (6-0) to approve. The Motion passed.*

**Member Discussion**

No Report

**Committee Reports**

**Membership**

Lot 209, 5179 Flicker Field Circle- on the market for \$1.25 million

Lot 125, 1669 Landings Lane- on the market for \$1.50 million

Lot 86, 4732 Pine Harrier Circle- on the market for \$1.10 million

Lot 79, 1447 Peregrine Point Drive- Closing October 22, 2021, for \$1.85 million

**Legal**

No Report

**Drainage**

Lot 41, 4892 Peregrine Point Circle E- drainage needs fixing

**Email Authorization and Owner Update Forms**

As of today, we have had 201 of 218 owners return their forms.

## Landscaping and Architecture Committee

*Unless otherwise noted, motion(s) made with respect to approval of each item were passed unanimously.*

### Review of Approval Requests

- 4864 Peregrine Pt Cir N (lot 51) the current beige house will be painted black and white-SW7005 Pure White (walls) / SW7076 Cyberspace (trim). **The board approved the request.**
- 4808 Peregrine Pt Cir W (Lot 73): New owners plan to purchase swing set for backyard. Appropriate info form “Rules & Regs: were provided. No approval necessary.
- 1475 Pine Harrier Cir (Lot 105): After appearing at our last board meeting and moving the proposed slab for the barbecue to be attached to the house, a request was made for a variance for the new pool cage. In process.
- 5143 Flicker Field (Lot 216): owner has two tall palms in front yard. One has a diminished crown. Both should be removed. Approval to remove will be passed along t the owner. No replacement necessary.
- 1720 Pine Harrier Circle (Lot 33): Neighbor at 1714 PHC (Lot 32) has shrub foliage growing into Lake 1 and past the property line and has been reluctant to remediate. There may be an issue of blockage of view. A Letter to be sent to Lot 32 to remove the foliage in the lake.
- 4557 Camino Real (lot 65): Camino Real is not within the gates of Landings But still subject to our regulations. We had been advised that this new owner had planned to expand the concrete driveway to the north property line. This does not comply with our regs. In speaking to the owner, they understood the issue and was to have the forms moved in the five feet from the property line. Not witnessed yet.
- 5161 Kestral Park Lane (Lot 212): Owner has an old oak tree in the front yard with a bee colony within the hollow trunk. The tree has been leaning more towards the house recently. The tree is severely unbalanced, and removal is needed. The board approved the request.
- 4665 Pine Harrier Drive (Lot 194): Current fence needs replacement. A new fence will be built around large oak and enclose the backyard. It will end at ta wall by the front of the garage. Vertical shadow box style. The board approved the request.
- 5155 Kestral Park Lane (Lot 197): Exterior house colors will be changed to “SW Neutral Ground” with the trim in “SW Urban Putty”. Both light neutrals. Front and garage doors and shutters in “SW Distance”, blue/grey. The board approved the request.
- 5166 Kestral Park Terrace (Lot 168): Owner removed Brazilian Pepper and other trees from the Landings Blvd. side of her fence which had grown out to the street. The stumps had been left and cut to the ground at a later date.
- 4852 Peregrine Point Cir N (Lot 54): Owners have very productive mango tree inside yard drawing rodents in fruit season. Requesting permission to remove, the work would be done in February. The board approved the request.

1697 Pine Harrier Circle (Lot 101): The Association has received complaints for owners that live near this lot as the awning material does not look aesthetically pleasing. The awning fabric was approved during the May Board meeting. A Motion was made by Michael Donaldson and seconded by Bill Whitman to reimburse the owners for the awnings. The Board voted (6-0) to approve. The Motion passed.

### **Review of Outstanding Violations**

First Letters of Violation sent with deadline to cure by October 11 and Nov 5, 2021:

4785 Pine Harrier Drive (Lot 1): This lot has vines hang over the roadway. A Letter to be sent to remove the overhanging vegetation.

The committee will review the list at the next meeting for compliance.

### **Old Business**

None.

### **New Business**

Dick Bayles to provide updated owner lists to Board members.

### **Adjournment**

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 6:00PM.

The next scheduled regular meeting is on November 11, 2021, at 5PM.

Respectfully submitted.

Prepared by Donnie Melendy, LCAM for Richard Bayles, Secretary