

THE LANDINGS MANAGEMENT ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Thursday, January 6, 2022, 7:00 PM  
Landings Racquet Club, 5350 Landings Boulevard, Sarasota, Florida  
And VIA ZOOM

1. **Call to Order:** The meeting was called to order at 7:00 PM by President Norm Olshansky.
2. **Determination of Quorum:** A Quorum was established with the following Directors: Norm Olshansky, Paul Weiner, Elida Ramberger, Joan Koplin and Jeff Smith in person, Gary Kurnov joined on ZOOM. Jim Goldman, Roger Kidder and Cali Lampton were absent.
3. **Proof of Notice of Minutes:** Proof of Notice was posted per Florida Statutes and the Association Governing Documents.
4. **Also in Attendance:** Mary Shrewsbury representing Argus Property Management, Inc
5. **Approval of Minutes:** Jeff Smith made a motion to approve the Minutes of the December 3, 2021, 2<sup>nd</sup> by Paul Weiner. **The Motion passed unanimously.**
6. **President's Report:** The President provided a detailed report on several items. The full report is attached to the minutes.
7. **Treasurer Report:** A detailed report was submitted to the Board by Treasurer Gary Kurnov which are attached to the minutes.
8. **Managers' Report:** Norm Olshansky introduced Mary Shrewsbury as the new Property Manager. Norm Olshansky also requested that Mary Shrewsbury receives and enters all invoices, rather than being entered from multiple vendors. Mary Shrewsbury added that she was looking forward to working with the Board and is currently working with Gary Kurnov on collecting the 2022 Kayak payments, along with gathering several kayak quotes requested from Norm.
9. **Old Business:**
  - a) **Roads Update Report:** Elida Ramberger, gave a full report, attached to the minutes. Elida also mentioned the roads email [landingroads@gmail.com](mailto:landingroads@gmail.com) for anyone that would like to communicate throughout the process. The Roads Committee requested that the Landings pay for 2 of the 4 parking spaces directly in front of the nature rail. A motion was made by Joan Koplin that the intent of the Board is to work with LS1 and find a way to assist pending Board Approval. Paul Weiner 2<sup>nd</sup> the motion. **The Motion passed unanimously.**  
Joan Koplin said the first order of signs will be finished in two weeks, and they have agreed to hold them until the roads project are done.
  - b) **Nominating Committee:** Joan Koplin mentioned there are currently 8 candidates' intent to run, with 4 open positions. A meeting has been scheduled on Thursday, January 13<sup>th</sup> at 7 PM in the poolside room and via Zoom for all current Presidents to interview Candidates that are running for the Board. The Annual Meeting is scheduled for Thursday, February 3<sup>rd</sup> at 7 PM.
10. **New Business:**
  - a) **Argus Staff Change:** Already discussed under Manager Report. (7)
  - b) **Composting Proposal:** Maralyn Kaufman-David introduced a new Environmental Committee member, Silke Cuff. Silke said the Environmental Committee would like to propose a composting program to the Landings. A motion was made Joan Koplin, 2<sup>nd</sup> by Paul Weiner. **The Motion passed unanimously.** The full report is attached to the minutes.
  - c) **Refugee:** Norm Olshansky introduced new homeowner Marcy Bernstein who spoke in depth about refugee program "Sponsor Circle Program". The Board said The Eagle Newsletter would be a great avenue to introduce herself, submit an article, and to recruit volunteers.

Next Scheduled Meeting: Annual Meeting Thursday, February 3<sup>rd</sup> at 7:00 PM.  
Adjournment: Norm Olshansky adjourned the meeting at 8:32PM



President's Report January Board Meeting  
Norman Olshansky

Time does fly. We are now in a new year. The holidays are history as is 2021. My New Year's wish for the Landings is that Covid will also be a thing of the past this coming year.

Unfortunately, Argus had internal problems last month and were late sending out the January invoices for the LMA annual fee. By now everyone should have received notification. The annual assessment this year is unchanged at \$1,305. Please note on your payment that it is for LMA and send to Argus Management, 2477 Stickney Point Rd, Sarasota, FL, 34231.

Steve Brokenshire, our property manager, has been sidelined due to health problems. I met with Mary Shrewsbury, who Argus has assigned to work with us, given Steve's absence. She is with us tonight and will be introduced. Following our meeting tonight we will go into executive session to discuss our relationship and expectations for management.

RealManage will be taking over Argus over the next year. They are a national company that also provides webinars for their clients. Elida and I listened into their last webinar in mid-December. If any of you would like a recording of that program, let me know.

Mary Shrewsbury has taken over the follow ups for the Kayak rentals and is making sure that all who have places on the rack are current in their 2022 payments. This project has been so successful that all of our existing racks are full. We now have to consider adding additional racks which will require the removal of the platform next to the exiting racks. More on this during new business.

The next bike outing is scheduled for January 16<sup>th</sup>. The next Kayak outing is on January 20<sup>th</sup>. Details are in the Eagle.

Hopefully, you enjoyed our holiday lights. Thanks go to Jim Goldman who made the arrangements for the lights to be installed.

Our environmental committee has been active and has a new suggestion related to composting in the Landings. More on this later in the meeting. There are also new volunteer opportunities for residents interested in the environment. Contact Maralyn Kaufman, our committee chair for more information. Also, upcoming events will be included in future issues of the Eagle.

Tonight, we will hear a request for the Landings to be a partner with a group that wants to sponsor an Afghan refugee family.

Check out the profiles of candidates for the LMA Board in this issue of the Eagle. Tonight, Joan will give an update from the nominating committee on timelines, the presidents meeting and voting. Many thanks to Joan Koplín and the nominating committee for their fantastic recruitment efforts. We have twice the number of candidates as we have openings.

Harvey Greller informed me that he has scheduled a new hazardous waste pick up with the County (for residents in the Landings) in March. Look to the Eagle for more information.

Cali Lampton, LMA social chairperson, has planned a newcomer's event with the assistance of Paige Packman. Originally scheduled for Feb 2<sup>nd</sup> it is being rescheduled due to concerns related to covid. It will be a stand-alone event. It's been two years since our last newcomers' event due to covid and there are over 125 new residents who have moved into the Landings since the last event.

Elida and I met with two residents who live adjacent to Bayles Park. They wanted clarification on our response to the letter in the October Eagle.

Check with the club on upcoming social events. Several have been cancelled or rescheduled due to covid.

Just a reminder: Submissions to the Eagle are due by the 15<sup>th</sup> of each month for the following edition.

Please stay safe and healthy. We are seeing more breakthrough cases of covid. Those who have been Vaccinated are having mild symptoms. Unvaccinated individuals are at high risk for more severe cases.

**To:** LMA Board, Mary Shrewsbury  
**From:** Gary Kurnov  
**Date:** January 3, 2022  
**Subject:** Nov 2021 Treasurer's Report



**November 2021 Financial Report**

For the month of November, Income exceeded Expenses by \$9,800. YTD November Income was ahead of budget by \$51,000 due to lower spend in Grounds, Roads, Maintenance & Repairs and Community Events, somewhat offset with higher spend in Security.

**Major Variances from Budget**

Account	MTD Amount*	YTD Amount*	Comments
Grounds	(\$1,400)	(\$9,000)	YTD lower grounds contract (\$8,100) and landscape enhancements (\$10,400), offset with higher sprinkler/irrigation repairs \$8,200.
Roads	(\$1,600)	(\$14,700)	YTD reflects lower road repair (\$8,600) and curb maintenance expense (\$5,700).
Maintenance & Repair	(\$3,200)	(\$30,100)	YTD reflects lower maintenance (\$9,200) and signage (\$20,100) expense. Signage replacement project has commenced.
Lakes	(\$1,500)	\$2,300	YTD reflects higher Lakes – Other expenses \$18,100 (tree/vine trimming) partially offset with lower ditch (\$5,000), drainage (\$7,000) and fountain (\$2,600) maintenance expense.
Utilities	\$0	(\$200)	YTD basically on budget.
Security	(\$2,100)	\$11,500	YTD overages spread across several categories including new RFID entry system installation & programming.
Communications	\$0	\$2,000	YTD reflects higher website expense \$2,900, partially offset with lower printing expenses (\$900).
Community Events	(\$400)	(\$7,200)	YTD reflects minimal events expenses in 2021.
Administration	\$100	(\$5,600)	YTD reflects higher accounting costs \$1,400, offset with lower legal/professional expenses (\$5,200), insurance (\$1,100) and office supplies (\$700).

*\*Positive variance denotes Unfavorable balance; Negative balance denotes Favorable balance.*

**Matters for Consideration**

Matter	Status	Recommendations
Outstanding balances	<ul style="list-style-type: none"> <li>4 delinquent accounts remaining at the end of the year, 2 of which will be cleaned up</li> </ul>	<ul style="list-style-type: none"> <li>Lien/foreclosure letters have been issued.</li> <li>Finance committee developing procedure for notification and collections next year.</li> </ul>

## January Committee Reports

### **Nature trail**

Last month we had stone installed on the nature trail pathway to the Gazebo. The area focused on was between the bridge and the gazebo as this was raised approximately 3". We also had rip rap installed under the gazebo stairs to help prevent washout caused by high tide and boat wakes.

Allison and I have inspected the area beneath the stairs on numerous occasions since and it is working/holding well. We haven't seen any water on the pathway since the additional stone was installed but realize we may not have seen any really high tides.

We also did an inspection of the Cloisters bridge when we were last out and everything looks good there!

David and Allison  
Nature Trail Committee Co-Chairs

### **Landscaping**

For the 2021 calendar year, landscaping expenses totaled \$40,584.77, leaving a positive balance of \$11,396.15. Irrigation expenses, totaled \$20,010.81, being \$10,070.86 over budget. Combined, overall landscaping expenses had a positive balance of \$1,325.29.

Paul Weiner  
Landscaping Chair

### **Roads**

Unfortunately, the roads committee has not received the final construction plan from Stantec. They are due tomorrow. The delay may be due to my request for Stantec to evaluate Kestral Park Circle, and the dead-end sections of Starling Dr and Heron Way for potential restoration. It seems incumbent upon the roads committee to advocate for all the members in our neighborhood in regard to road restoration which was the impetus for requesting the last-minute evaluation. The committee has a Wed meeting scheduled which was planned with the intent of reviewing the plans. The meeting will not take place if we don't receive the plans today. That said, I will make a motion, as chair, to authorize Stantec to send requests for bids pending committee approval of construction plans. Stantec has submitted a professional services agreement to cover services during the restoration project that include on-site evaluations by Stantec and TerraCon. After review by the committee, I have submitted some questions to Stantec regarding the agreement. I will be making another motion for provisional acceptance of the agreement pending responses that address committee questions. The agreement is for professional services for the next engineering phase of the restoration, generating and sending bid packages, reviewing proposals, recommending bid acceptance, oversight of many aspects of the construction restoration. The cost for the agreement is \$93,000.

Progress is being made regarding parking pads. Suzanne BeDell of LSI has requested that LMA and LSI split the cost of paving the four parking pads at the entrance to the nature trail. I have the request in an email and will read it at the meeting. Suzanne will be attending via Zoom to answer questions. I expect to make a motion for LMA to share the cost of paving those spots.

I'm sharing this information in my effort to be transparent: As the president of LSVI, I will attend the next LRC board meeting and will request that LRC help to pay for the parking pads across from the club.

Best,  
Elida

## **Environmental**

I am very pleased to announce that the LMA Environmental Committee now has a committee member! Silke Cuff has volunteered to participate in and initiate environmental ideas in The Landings. Silke is an environmental advocate dedicated to creating neighborhood involvement in efforts to keep our neighborhood and beyond as 'green' as possible.

Also in the past month, I was proud to contribute to the Sarasota Seagrass Survey for the third year as part of a Selby Botanical Garden team. Keeping up with the annual Sarasota Seagrass survey and identifying needy areas of our surrounding waters is key to acting on maintaining and remediating the ever-important seagrass that supports our water quality and feeds the manatees!

There is another volunteer opportunity coming up on March 15, 2022. The Celery Fields Cleanup is an opportunity to impact the environment and maintain the health of this local treasure. If you are interested in participating, please respond to me by February 1, 2022 ([mkaufmanphd@gmail.com](mailto:mkaufmanphd@gmail.com)) so I can alert the cleanup chair at Celery Fields!

I will be keeping up with The Sarasota Bay Watershed Flood and Water Quality Improvement Project that is important to our neighborhood. This Sarasota-based initiative has identified 13 priority management areas, one of which is Rte. 41 and Proctor. This project will benefit both our neighborhood, a key area of the Sarasota Bay watershed that flows through The Landings Lake system, and directly impact the health of Sarasota Bay and the Gulf of Mexico. The focus will be on improving detention of pollutants at the head of the system via methods like removal of sediment and polluting nutrients that support algae blooms. Overall, this program will improve our Lake 1 efficiency and the quality of the water flowing through The Landings to the Bay and Gulf.

Respectively,  
Maralyn Kaufman-David, Environmental Committee Chairperson

## **LAKES AND DRAINAGE**

### **Repair and Maintenance**

Three non-scheduled repairs were required during December. The most significant of these was the pump replacement on Lake 8 which followed last month's replacement of the fountain's light cannisters. The key elements of the fountain are now new and should allow for a long period of stable operation. Other activity included nozzle replacements and adjustment for the fountains on Lake 2 and Lake 3. Although, a minor fix, parts replacements such as nozzles and larger items like pumps and light cannisters have been subject to significant delays which in turn requires the fountains to be shut down while we wait for parts. We do not see the situation improving soon and appreciate the patience and understanding of our Associations shown to the Committee.

Two grates were installed during the month. One was a replacement for a drainage grate leading to Lake 9 and the other was a re-work of the grate protecting the outlet vault on Lake 5.

An additional drainage issue was addressed as grates in the driveway at 4829 PP Circle East were unbolted and removed while waiting on C2 Engineering to come correct the problem. The homeowner will use his pressure washer to keep water moving in the interim.

### **Lakes Survey**

We look forward to starting the Lakes Survey which will be undertaken by Stantec in early January.

Roger Kidder and Jeff Smith for the Lakes and Drainage Committee

### **Landings Safety & Security Committee Report - December 2021**

The new gate sticker installation program will continue until the end of January 2022. We have added additional dates to accommodate those who have not received the new gate opening stickers. For the month of January, the committee will be at the south parking area of Eagles Point from 9:00 AM to 11:00 AM on Friday the 7th, Saturday the 15th, Friday the 21st and Friday the 28th to install stickers. Remember to bring the vehicles registration. We will re-evaluate the need for more dates at the end of January.

We will deactivate the old stickers at the end of January, so we recommend you get your sticker before the end of January.

With more and more golf carts being purchased by residents, the committee is reaching out to other gated communities in the area to see what rules they have in place to make sure the carts are operated safely and in compliance with any State laws.

We also want to remind returning residents to obey speed limits and to be aware of walkers and bikers on our streets. Walkers should walk facing oncoming traffic and walk single file if vehicles are approaching. If walking at night, we recommend wearing light colored clothing or a reflective vest and to carry a flashlight.



As we come to the end of a very trying year for all of us, we want to thank our full-time dedicated guard staff (Captain Augie, Lieutenant Justin, Officer Chris and Patrol Officer Sal) for their service to the community. We are fortunate to have these dedicated officers here in the Landings.

Happy New Year from your volunteer Security Committee: Mike Donaldson, Judy Greene, Jim Goldman, Neil Goldman, Mike Knupp, Barbara Pendrell, Letitia Schuman, and Bill Whitman.