

The Landings Management Association, Inc.
Board of Directors Meeting July 7th, 2022, at 7:00pm
Landings Racquet Club 5350 Landings Blvd. Sarasota, FL.

MINUTES

1. **Call to Order:** Elida called the meeting to order at 7:00 PM
2. **Determine of Quorum** A Quorum was established with Sue Camins, Harvey Greller, Joan Koplin, Elida Ramberger, and Jeff Smith. Both Neil Goldman, Harry Moser joined via Zoom. Paul Weiner and Cali Lampton were absent.
3. **Proof of Notice of Meeting:** Proof of Notice was posted per Florida Statutes and the Association Governing Documents.
4. **Also in Attendance:** Lisa Tombaugh representing Argus Property Management, Inc.
5. **Approval of June 2nd, 2022, Minutes:** Harvey Greller moved to accept the June 2nd minutes as written.

Motion Carried Unanimously

6. **Presidents Report:** Elida Ramberger read the attached President's report. She also introduced Tina Granthon & Rose Goncalves from the Kids Committee.
7. **Treasurer Report:** Harvey Greller read the attached Treasurer's report.
8. **Committee Reports:**

Communications, Eagle, Signage, Website attached	Joan Koplin; report
Community Hauling Program	Harvey Greller
Editorial	Norm Olshansky; report attached
Environmental	Maralyn Kaufman
Governance	Sue Camins
Kids Club	Tina Granthon & Rose Goncalves
Lakes & Drainage	Jeff Smith; report attached
Landscape	Paul Weiner report attached
Maintenance	Judy Greene
Nature Trail/Kayaks	Allison Taylor; report attached
Nominating	Cali Lampton
Property Manager Needs Committee	Harvey Camins
Roads report attached	Elida Ramberger & Co-Chair Dick Bayles;
Safety & Security	Mike Knupp; report attached
SOP	Harry Moser report attached
Technology	John McFetridge
Web User Design	Eddie Goldstein

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9. Unfinished Business:

- a. **Vote To Approve the Revised Kayak Agreement:** Tabled for August
- b. **SOP Report on Status of Updating Board Manual:** Harry Moser read the attached report.

10. New Business:

- a. **Approval of Section 617.0721, Florida Statutes Resolution.** The Board has already covered and discussed.
 - b. **Approval Of Additional Funds Up To \$800 For the Maintenance Committee:** Elida Ramberger moved to accept the approval for the Maintenance Committee additional funds with no more than \$800 per month, 2nd by Joan Koplin, ***Motion Carried Unanimously***. Harvey Greller asked that all projects we brought to the board for approval since this is not a budget item, this could change the current budget.
 - c. **Consider, Discuss, and Vote on Proceeding with Roadway Restoration Project, and Consider, Discuss, and Vote on Planned/Anticipated Hiring of a Certain Contractor to Complete Roadway Restoration Project.** Elida stated that only 1 bid was submitted therefore the roads project has been pushed back six months. (Updated report attached)
 - d. **Golf Cart Policy:** Tabled for August
11. **Owners Comments:** A Homeowner recommended raising the association fees to protect against further need for special assessments.
12. **Schedule Next Board Meeting:** Thursday, August 4th at 7:00 PM
13. **Adjournment:** Elida Ramberger adjourned the meeting at 8:39 PM

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Presidents Report Elida Ramberger

I'm excited to share that the Landing has a new committee. The Kids Club. The club is planning its first event, back to school next month.

We want to include the Kids Club. We did not have a volunteer for social committee, and it seemed like we have kids as our neighbors so we should include them in all social committee events. Tina Granthon & Rose Goncalves are on the Committee.

Rose Goncalves reported *"We want to have a little more structured environment for the young family in the Landings to meet and get to know each other. In collaboration with the Landings Racquet Club the Landing Community we are putting together the back-to-school event that will be held at the Racquet Club. The projected date is for August 5th. The coaches from tennis there along with some games with some finger foods at the pool."*

Our committees are fine tuning their focus. We have had a fine tuning with the Nature Trail and the Kayaks, and this is with problem solving from previous background. We are always looking for new ways to create a greater sense of community.

There is access to the online application. It's pretty simple, as it allows you to manage your guests. You can add a guest to your list or delete a guest. The added guest can receive an e-mail pass, which can be used at the main gate. We are working to incorporate a QR code reader at the main gate, so instead of having to discuss who they are with the security guard, they will be able to have their pass scanned. We expect that everyone has access. If you do not, log on and please contact me and I'll arrange to have one sent to you. We're also going to ask that we include instructions in the Eagle for this coming up newsletter. I don't think people are using it and I'm pretty sure it's a lifesaver at the main gate. If there's any interest, we can run a tutorial for people who are reluctant to use it. Not everyone is savvy with the computer.

The good news is the shenanigans have had decreased. We have not had any reports of having to call the Sheriff's Department.

Please remember to check the Eagle for events, and read the emails you received, especially now that we're in hurricane season.

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Monthly Report for May 2022

Sibmitted by Harvey Greller

For the Month of May 2022 there was a deficit of \$5,317 and for the Year to date there was a surplus of \$20,287

	<u>May 31, 2022</u>	<u>Budget</u>	<u>Difference</u>	<u>YTD 2022</u>	<u>YTD Budget</u>	<u>Difference</u>
Income - YTD difference is due to Kyacks + Late Fees	\$ (59,089)	\$ (58,897)	(\$210)	\$ (301,794)	\$ (294,393)	(\$7,401)
Grounds - Feb +YTD diff. was mostly from Landscape Enhancements	\$ 8,993	\$ 11,760	\$ (2,767)	\$ 50,289	\$ 58,802	\$ (8,513)
Roads	\$ 1,370	\$ 1,956	\$ (586)	\$ 7,272	\$ 9,783	\$ (2,511)
Utilities	\$ 4,591	\$ 4,582	\$ 9	\$ 24,353	\$ 22,910	\$ 1,443
Communications and Community Events	\$ 849	\$ 2,186	\$ (1,337)	\$ 10,192	\$ 10,933	\$ (741)
Lakes - There were no major drainage issues	\$ 2,540	\$ 3,507	\$ (967)	\$ 8,631	\$ 17,535	\$ (8,904)
Security - Differences were security services under budget and Gate Maintenance over budget	\$ 23,300	\$ 24,230	\$ (930)	\$ 124,467	\$ 121,152	\$ 3,315
Maintenance and Re;airs - Differences was cost of replacing David Jaccarusso	\$ 4,103	\$ 1,881	\$ 2,222	\$ 12,860	\$ 9,405	\$ 3,455
Administration	\$ 5,199	\$ 6,286	\$ (1,087)	\$ 29,040	\$ 31,434	\$ (2,394)
C&D Expense	\$ 2,823	\$ 2,487	\$ 336	\$ 14,400	\$ 12,436	\$ 1,964
Totals	\$ (5,321)	\$ (22)	(\$5,317)	\$ (20,290)	\$ (3)	(\$20,287)

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Submitted by Joan Koplin

The signs have been installed and we're happy. Just a few small adjustments. We have another small order that will take care of those things but we're good. Our main website committee person is happily on vacation, so we have not accomplished much this month, but we are on a roll.



ROADS COMMITTEE UPDATE
25 June 2022
Submitted by Elida Ramberger

As promised, changes to the Roads Committee schedule are being shared. The timeline has changed to accommodate multiple participants in the project.

Dates that have not changed:

June 28: Bids received by Stantec Engineering Consultants

July 7 Board Meeting: Roads Committee presents recommendations made by Stantec for discussion. At this point in time, the plan is for a representative from Roads Committee to make a motion to proceed with the road restoration project. The second motion will be the selection of a contractor, likely following the recommendation of the engineering consultant, Stantec.

Dates that have changed:

July 1: Stantec meets with the LMA Roads Committee to provide recommendation regarding optimal contractor choice

July 5: Finance Committee meets with accountant at Argus to calculate potential member assessment, association bills for parking pad paving, Racquet Club bill for paving and C&D assessment

The following actions/meeting depend on the Board vote on July 7:

July 8: Notice for special meeting mailed to all members. The notice will include the resolution for the special assessment, terms of the assessment and payment

July 22: Special meeting will be convened to vote on a resolution to levy a special assessment

Please advise your Association President if you wish to attend a Zoom meeting that will present the calculation process for the assessment, assuming it is approved. Suggested dates are about four days after the notice is sent so everyone has all the relevant information about the assessment before a meeting to explain the process.

ROADS COMMITTEE UPDATE

1 July 2022

from Elida Ramberger

The Roads Committee met with Stantec Consulting Service, Inc., this afternoon. In the search for contractors, Stantec solicited bids from 6 companies, of which four attended the bidder's conference. Of the four, only one submitted a bid.

Per our governing docs, expenditures of this size necessitate receiving two bids.

Therefore, the decision to proceed with the road restoration project has been delayed for about six months. During this time, it is expected that material and labor supply challenges will abate, producing an opportunity to receive more than one bid. The good news is that the engineering work will not be lost.

The goal continues to proceed with a one-time project. Until then, road repairs that are deemed necessary will be made. Should you notice depressions, potholes or other signs of wear, please send me an e-mail with a description and location.

Elida Ramberger
Co-chair LMA Road Committee

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Lakes and Drainage Report for the LMA July Meeting

Maintenance:

All fountains operated continuously during June except for a 12-hour outage for the Carriage Lake North (Lake 3) fountain as it awaited a cleaning of the intake filter. A charge of \$1,500 was incurred for a pump replacement for Carriage Lake South that was installed in May.

There were no drainage issues.

Capital Projects:

The Bayview Lake (Lake 6) erosion mitigation project was completed. Approximately 125 feet of rip rap was installed in the area directly behind the stands at court 5 and continuing south along the bank until the bank turns east. The project was completed in three days with minimal disruption to LRC tennis activity. The results of the project exceeded our expectations in every respect. We appreciate the help and support we received from LRC.

North Lake sediment removal

We have discussed that North Lake (Lake 1) has reached the end of its life cycle for sediment retention and that it is the responsibility of Sarasota County to take remedial action. (Nearly all the stormwater flowing into the lake is from sources external to the Landings). An important step forward has been taken with the finalization of the Sarasota Bay Watershed report. North Lake has been included in the recommendations for remedial action; specifically, sediment removal and the installation of a baffle box near the inflow to prevent limit sediment and debris flow. (The project is named "41 & Proctor"). The study has identified the cost to the County of \$368,676. We believe it is likely (but not definite) that the County Commissioners will approve the plan and that funding for the project will be available from different sources. Since we are dealing with the County government, progress will be deliberate, but we remain optimistic that it will be undertaken. We will keep the board informed as additional information is available.

Jeff Smith for the Lakes and Drainage Committee

Landscape Committee Report Submitted by Paul Weiner

Usual maintenance costs of \$177.20 this month for Landscape Committee.

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Eagle Committee Report Submitted by Norman Olshansky

The Eagle committee has been meeting Monthly with Brian Palmer, the publisher of the newspaper. At each meeting we go over suggestions for content for the following month's edition. In addition to regular features, we have added several new monthly columns. We are also highlighting businesspeople who live in the Landings and also committee chairs and the scope of their work for LMA.

We are working with the publisher to improve the quality of the printing and clarity of photos.

Norman Olshansky chairs the committee. Other members include Dee Ricipita, Rob Manteiga, Bill Whitman, Paige Packman, and Joan Koplin. In addition, we have several regular columnists who submit articles on a monthly basis.

Landings Safety & Security Committee Report - July 2022

SUMMARY

- The Committee will be re-aligning the entry gate sensor to better capture the signal from the resident's entry sticker on their vehicles.
- Following advice from Sarasota County Sheriff's office, we started to report more incidents of suspicious persons, possible crimes, trespassing, etc. to the Sheriff.
- The Committee would like a motion and approval to adopt a revised golf cart registration policy.
- Summer reminders to secure you residents before leaving the Landings for an extended period and prepare for the hurricane season if you're staying for the summer.
- Because school is out for the summer and children are riding bikes and walking in our streets, we want to remind drivers to be extra vigilant and obey the speed limits.

REPORT

- It appears the repositioning test of the gate opening sensors to broaden the signal coming back from the stickers has been successful. We will be repositioning the remaining sensors over the next few weeks. We do want to remind residents that they should pay attention to their speed when approaching the gates to avoid overrunning the sensor and needing to back up to make contact and open the gate. The manufacturer recommends a speed of 15 mph or less when approaching the gates.
- Because our first shift guard (6:00 AM to 2:00 PM) is busy with checking in vendors and visitors, the Committee would like to remind residents to use the Landings web site to add visitors and vendors to their approved visitor list. We will be sending out a short tutorial in the near future to tell you how to access this system.
- With the school year ending, people leaving for the season, going on vacation and hurricane season approaching, the committee wants to remind residents to notify a neighbor or friends if you will be gone for an extended period of time and when you will return. Make sure you secure all outside objects (grills, furniture, potted plants, etc) from high winds.
- At the last Board meeting, we were given approval and have installed security cameras on the nature trail to observe the trail and kayak rack area as a deterrent to vandalism, trespassing and theft.
- Since advising residents of problems with young people living in the Landings, increased reporting to the Sheriff and increases in surveillance by the Sheriff, we have seen fewer incidents. As a reminder from the Sheriff, if you see something suspicious, say something. They will respond.

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Nature Trail -

- The Nature Trail continues to have issues with water on the trail during high tides. On June 16, Norm Olshansky sent pictures to the Nature Trail Committee, Argus and LMA Board Members showing the Nature Trail still having recurring flooding issues during high tide.
- I was informed yesterday, June 30 by Heidi and Dave Reynolds that some of Kayak Racks are being impacted by high tide water as well. This is the first we have heard of water impacting the Kayak Racks. No pictures were provided. Berth 64 was said to be underwater.
- It is now apparent that simply adding stone to the Nature Trail did not remedy this issue as anticipated and hoped therefore it is the Nature Trail Committee's opinion and recommendation that the LMA now hire a Civil Engineer to do an analysis of the Nature Trail elevation and provide its professional recommendation on how to remedy the water on the trail problem, if possible.

Kayak Racks -

The new Kayak Rental Agreement is finished and will go through final approval at the July LMA meeting.

- The Kayak Racks are full, and all berths have been assigned. We have 1 name on the waitlist because they have no kayak but may in the future. The Nature Trail Committee is recommending that the Kayak Racks and their management be transferred back to the Kayak Committee which Gary Kurnov used to Chair. The Kayak Committee is currently in need of a new Chair. Jackie Massari has generously voiced a willingness to Chair the Kayak Committee. The Nature Trail Committee will continue to work closely with the Kayak Committee in supporting its efforts to improve the Kayak Rack area since the Racks reside on the Nature Trail.
- There is a desire by the Kayak Committee to approach the County about allowing the LMA to install a new Kayak Launch on the Nature Trail near the Kayak Racks. Jackie Masarri has volunteered to spearhead this initiative. She has the Nature Trail Committee's full support, and we will help as needed.
- The first kayak racks came up for renewal Jan 1, 2022. Argus is handling the renewals. We need to establish an LMA Annual Kayak Rack Renewal Report from Argus to help the Kayak Rack Committee Chair manage the kayak racks effectively.

Happy 4th of July!

Allison & David

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Submitted by Harry Moser					
SOP Committee Report on Proposed Changes to LMA Board Manual 7-1-22					
Section of Board Manual	Committee	Recommendation			Comments
Lakes & Drainage & Alligators	Lakes & Drainage/Safety	Revise Alligator policy			
President and Committees	Mary @ Argus	Update Names			
ENA	Environmental	Change to Bayles Park			
Rules & Regulations	Governing Document Review	Revised Document Retention and Destruction			
Golf Cart Policy	Safety	Revise Golf Cart Policy			
Finance/Treasurer	Finance	Revised 4 sections: Purposes of Assessment and Budget Collection of Annual Assessment Supplementary Matters Regarding Assessments Lien of Assessment Proposed keeping 9 sections as written			Needs to reconcile with 14. COLLECTION OF ANNUAL MAINTENANCE ASSESSMENT."
Not assigned sections:					
Communications incl Eagle, Signage and Website					
Community Hauling					
Editorial					
Governing Document Review					
Landscape					
Maintenance					
Nature Trail/Kayaks					
Nominating					
Parliamentarian					
Property Manager Needs					
Roads					
Social/Community Events					
SOP					
Technology					
Webmaster					