

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

**Minutes of the Meeting of Board of Directors held on  
December 8, 2022, at 5:00pm**

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

The meeting was called to order at 5:03 PM 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 President-Bill Whitman, Vice President - Judy Greene, Secretary/Treasurer-Richard Bayles and Directors: Jim Stewart, Michael Knupp and Natalie Gibson constituting a quorum. Absent was Director Bob Sperhac. Also present was Donnie Melendy, LHA Property Manager from CMR Property Management.

**Approval of Minutes**

The minutes of the November 10, 2022, Board Meeting were approved.

**Treasurer's Report**

The Board accepted the November 30, 2022, Treasurer's Report.

**Committee Reports**

**New Members**

Lot 117-4807 Peregrine Point Circle West- Jack Jost selling for \$1.6 million.

**Legal**

Wells Fargo-1598 Peregrine Point Drive, setup another meeting with Trustee before Christmas.

**Drainage**

Pothole fixed on Kestral Parkway North.

**Landscaping and Architecture**

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

**Review of Approval Requests**

4896 Peregrine Pt Cir E      Ron, Debbie Fellman

New owners have installed an invisible fence for their corner yard. In front and side yard the placement is very near the road pavement. It is well outside the actual property line. Owner has been told the Board will determine approval of this location for the wire. Owner, and dogs, are familiar with use of these fences. For approval.

1745 Pine Harrier Circle      Cynthia McEwen, John Schmidt

Owner has requested permission for removal of a deteriorated Carrotwood tree in the front yard to be replaced by a Japanese Tree Fern (*Filicium decipiens*, will grow to 25 feet). Approved

4732 Pine Harrier Drive      Molly Eliason

New owner has requested permission to replace all windows and sliders with storm-rated impact glass models. All openings remain the same. Trim will be the same: white vinyl. Mister Window is the contractor. Approved.

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4864 Peregrine Pt Cir N      John Virball

Owner has requested permission to replace all windows and doors with storm-rated impact glass models. All openings and trim remain the same.    Approved

4547 Camino Real              Carlyn Soto

Part of the plan to reduce flooding in this backyard included work needed at 1660 Pine Harrier Circle, Jack Mahoney (A large tree on the back fence line and a gutter drain which dumps on her property). In meeting with Jack, he would like the tree removed, which must be done from Camino Real, but he is reluctant to pay for “her problem.” Negotiations will be required with the two parties. For discussion.

**Review of Outstanding Violations**

1527 Peregrine Point Drive- Send letter to fix a/c fence and to cover electrical boxes on wall from view.

1592 Landings Terrace- Send letter for trash can violation. Cans are left out-front in view from street for months.

4785 Pine Harrier Drive- Send letter, owner still has hurricane clean-up to do.

5119 Kestral Parkway Place- RV parked on driveway for weeks. Letter to be send with 1 week Notice to remove.

**Old Business**

No Report

**New Business**

Christmas Bonus for Guards- \$1200 needed to split between guards. The Board approved.

Open new Bank Account with Truist Bank- Specializes in Association Banking. The Association will use its Tax ID to open new accounts and will be responsible for all activity. Signers will be President-William Whitman, Treasurer/Secretary -Richard Bayles and Manager-Donnie Melendy. A Motion was made by Richard Bayles and seconded by William Whitman to open new accounts with Truist Bank. The Board voted (6-0) to approved. The Motion passed.

Landings Management Association- Board Candidate

LHA Vice President Judi Greene is running for a Board position. She will be the HOA’s representative if elected.

**Member Discussion**

No Report

**Adjournment**

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 5:35PM. The next scheduled regular meeting is on January 12, 2023, at 5PM.

Respectfully submitted by Donnie Melendy, LCAM for Richard Bayles, Secretary