

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

**Minutes of the Meeting of Board of Directors held on
February 9, 2023 at 6:00pm**

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

The meeting was called to order at 6:01 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, and Directors: Bob Sperhac, Jim Stewart, Michael Knupp and Natalie Gibson constituting a quorum. Absent was Secretary/Treasurer- Richard Bayles. Also present was Donnie Melendy, LHA Property Manager from CMR Property Management and owner John Schmidt.

Approval of Minutes

The minutes of the January 12, 2023 Board Meeting were approved.

Treasurer's Report

The Board accepted January 31, 2023 Treasurer's Report was approved.

Committee Reports

New Members

Lot 117, 4807 Peregrine Point Circle West- Jack Jost selling March 13, 2023.

Rental- Lot 101, 1697 Pine Harrier Drive (Alicia Weston) is renting. We will need to get an application and do an interview.

Legal

Wells Fargo-1598 Peregrine Point Drive, no meeting in December. The Manager had Covid and cancelled appointment to meet. Need to find out what the plan is for this house.

4785 Pin Harrier Drive- (Erica Friedman)- Hurricane Debris has still not been removed. A 2nd letter of Violation will be sent.

Drainage

No report.

Landscaping and Architecture

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

Review of Approval Requests

4888 Peregrine Pt Cir E Alison, Mark McCarthy

Owners would like to add to pool lanai into the 10 foot setback. For discussion

5025 Flicker Field Cir Lillian Peltz Petow

Owner has presented plans for replacing lanai cage lost in Hurricane Ian with a mechanized pergola to be attached to the house. New support footings will be poured within limits of existing pool slab. 6x6 posts and vanes will be white. Dimensions will be 12x17x10h. Approved.

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4773 Pine Harrier Drive Bruce Resnick

Owner plans to replace all exterior windows and front door with PGT 5500 Impact Glass from Sash & Sill of Venice. All openings remain as current. Window trim will match current color. Work is estimated for May 2023. Approved.

4957 Peregrine Point Way John Bean, Alexandra Jupin

Owners had a landscape rock placed over street surface. Removed after request made by LHA.

1598 Peregrine Pt Dr Wells Fargo Management

Work to clean gutters as requested appears to be cosmetic only. Leaves are gone, vines remain. For discussion.

4812 Peregrine Pt Cir W Kristy Bower

Pool cage was knocked down during Ian and insurance company requested a fence be placed temporarily to provide safety to now exposed pool. Approved.

4615 Pine Harrier Dr Judy Falkenthal

Owner had part of fence blown down in Ian. The fence is a border fence to outside the Landings off of Field Road. Owner was assured it was her fence to replace. Quotes are being sought.

Review of Outstanding Violations

December 14, 2022 Compliance/ maintenance Drive around- Compliance letters will be mailed out this week.

Old Business

No Report

New Business

Welcome Party – The owners had the party in the cul-de-sac. There were about 85 owners in attendance. Everyone had a good time.

Allison McCarthy Variance- The McCarthy's did not attend the meeting so no variance was approved.

Barry Wolk Variance- The Board approved the variance. The forms were signed and notarized so that the home can closed.

Member Discussion

No Report

Adjournment

Upon motion made, seconded, and passed unanimously, the meeting was adjourned at 6:35PM. The next scheduled regular meeting is on March 9, 2023 at 5PM.

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