

**THE LANDINGS MANAGEMENT ASSOCIATION, INC.**  
BOARD OF DIRECTORS MEETING  
Thursday, April 6, 2023, at 6:00 PM  
Sarasota County School Board Administration Conference Center  
1980 Landings Blvd. Sarasota, Fl. 34231

1. **Call to Order:** Jeff Smith called the meeting to order at 6:00 p.m.
  
2. **Determine of Quorum** A Quorum was established with Harry Moser, Elida Ramberger, Sue Camins, Jeff Smith, Harvey Greller, Amy Drachman, and Judy Greene in person. Ray Lee and Amy Lyons were absent. Also in attendance were Heather Hamilton and Caitlin King of Pinnacle Community Association Management.
  
3. **Proof of Notice of Meeting:** Proof of Notice was posted per Florida Statutes 720 and the Association Governing Documents.
  
4. **Approval of March 3, 2023 minutes:** A *motion* was made by Sue Camins to approve the minutes as presented, seconded by Harvey Greller. ***The motion passed unanimously.***
  
5. **Presidents Report:** Attached as part of the minutes.
  
6. **Treasurers Report:** Attached as part of the minutes.

A *motion* was made by Elida Ramberger to adopt the Delinquent Assessment Collection Policy as prepared by Michael Cochran of Wells, Olah, Cochran, the Associations legal representation, seconded by Sue Camins. ***The motion passed unanimously.***

7. **Selected Committee Reports:** The reports of the road committee, communication and digital technology committee, and environmental awareness committees are attached.
  
8. **Other Committee Reports:** None.
  
9. **New Business:**
  - **Board vacancy:** Jeff Smith announced that Ray Lee has resigned from the Board of Directors.

A *motion* was made by Harvey Greller to appoint Hans Hawrysz to the Board of Directors as a Director at Large, seconded by Judy Greene. ***The motion passed unanimously.***

- Kayak Committee
  - Investment for 2023 and increased fees for 2024: A ***motion*** was made by Harry Moser for the association to provide funding up to \$25,000 for the kayak launch contingent on permitting and resolving insurance issues, seconded by Elida Ramberger. ***The motion passed unanimously.***  
  
A ***motion*** was made by Harry Moser to increase the annual fee for kayak rack rental in January 2024 from \$100 to \$150, seconded by Harvey Greller. ***The motion passed unanimously.***
  - Motion to approve Emergency Reserve as recommended by the Finance Committee: A ***motion*** was made by Harvey Greller to approve the Emergency Reserve as recommended by the Finance Committee, seconded by Elida Ramberger. ***The motion passed unanimously.***

10. Old Business: None.

11. Owners Comments: None.

12. Next Board Meeting date: Thursday, May 4, 2023.

13. Adjournment: The meeting was adjourned at 7:53pm.

## Presidents Letter for May issue of the Eagle

Dear Neighbors,

I am writing to update you on the work that your LMA Board of Directors is doing on your behalf. (as of April 15<sup>th</sup>)

LMA's financial position remains quite strong with deposits approaching \$5.0 million dollars as funds from the second special assessment for the "roads reserve" flow in. The interest rate on our holdings remains at 3.5% so that a monthly interest income nearing \$15,000 is being realized. As mentioned in last month's report all funds are FDIC insured and held in liquid money markets.

Other key issues we are dealing with include:

- The Roads Project: The results of the bidding process and the recommendations of our engineering firm are now expected April 18<sup>th</sup>. The roads committee will present their recommendations to the Board for discussion at the next regularly scheduled Board meeting on Thursday May 4<sup>th</sup>. A town hall meeting will be scheduled which will then be followed by a special Board meeting to discuss and vote on the road committee's recommendations.
- The "Security Appraisal" to determine how LMA compares to the best practice of similar communities, is now taking place. A report is expected for the June Board Meeting.
- The "Communication and Digital Technology Committee" gave an in-depth presentation at the April Board Meeting. Those of us on the Board and in the audience now understand better how the process is multilayered, complex and time consuming. However, because of these efforts, we will emerge with a single up to date database to be utilized by all LMA service areas. The web will become more user friendly and link more easily to the various points of information that the Board will strive to make available so that we can be as transparent as possible. Speaking of this, we have improved the functionality of our current website and are now posting additional financial information. You will now find the last 10 years of LMA end year statements in addition to the monthly financial statements starting February 2023. The Board is very appreciative of the hard work done by this committee.
- The Maintenance committee has had the 1.1 miles of the Landing's wall surveyed in its entirety and we are expecting it to be near the point where some work can be started. Sections containing cracks and some soft areas have been identified. The plan (subject to Board approval/discussion, ) is a staged project that will power wash, repair, and paint the wall. The end year "Wall Reserve will be \$74,417 and we expect that the necessary work can be done within current budget parameters.
- The 5-year Plan is nearing completion. Approximately, 30 individuals comprised of Board members, Committee Chairs, Association Presidents, and key individuals from past boards have been interviewed. The final steps are the actual resident survey (early May), followed by tabulation and analysis, report of the survey results to all parties and Board discussion of the survey and the 5-Year Plan in the June meeting.

Thank you and I hope to see you at our next board meeting, (May 4<sup>th</sup>, 6pm, School Board Building, Black Awning).

Sincerely,  
Jeff Smith

## March 2023 Financial Report

The first quarter of 2023 is now completed. In January there was a budget surplus of \$31,507. In February there was a budget deficit of \$13,102. In March there was a budget surplus of \$3,955. For the first quarter we had a total budget surplus of \$22,360.

The overall surplus was the product of interest income of \$17,898 of bank interest and \$2,675 of kayak income. Other categories of notice there were budget surpluses of \$6,294 in landscape enhancements, lake drainage of \$6,179, landings website of \$4,250 and main gate security 18,303 as well as a budget deficit for lake erosion mitigation of \$24,299.

Lakes will use up 80% of its annual budget in the first four months of the year as most projects are done during the dry season. Jeff Smith is comfortable that the erosion mitigation budget of \$60,000 should suffice for the full year.

As of the end of April we have collected the following assessments:

Annual assessment of \$1,675 due January 21, 2023 – 98.28% - amount still due \$20,311.65

First road special assessment of \$3,500 due February 15, 2023 – 95.3% - amount still due \$117,760.00

Second road special assessment of \$1,500 due April 1, 2023 – 90.8% - amount still due of \$97,030.00

Statements are currently being mailed to collect the past due amounts with interest and penalties added on. In 30 days (June 1<sup>st</sup>) the open balances will be turned over to our attorneys for collection.

There is currently in excess \$5,000,000 in our bank accounts earning in excess of \$13,000 per month.

Landings Management Association  
Roads Committee Report for May 4 Board Meeting  
Prepared on May 1, by Elida Ramberger

#### ROAD RESTORATION PROJECT

Update:

The roads committee met on April 27 in an open, noticed meeting. The LMA board was invited to attend.

Experts present were Ben Quartermaine, Stantec Consulting, P.E. and Michael Cochran, lawyer that represents LMA.

The roads committee reviewed the bidding process. The recent bid package was submitted to 12 qualified construction and paving contractors. Contractors requested that the project timeline be extended to 150 days to accommodate acquiring materials. A single bid was submitted by the same company that successfully completed, per LMA specifications, the Peregrine Point roads project.

The cost differential between the June 2022 bid and this bid was approximately a 3.7% increase. The increase in the cost of asphalt was the chief driver of the increase.

After consideration of the single bid, material availability and prior experience with the contractor, the roads committee voted and unanimously (including e-mail) recommended that LMA pursue the roads restoration project with Gator Paving, LLC.

A town hall is tentatively scheduled for May 18 to receive input and respond to questions from residents. Information about the town hall will be emailed.

## **May 2023 Kayak Committee Board Report:**

The Launch is on its way- we hope! Atlas Insurance informed Jeff Smith that the liability insurance pertaining to the kayak launch had been approved. Subsequently, on April 26, 2023, Jeff executed the contract and requested that Pinnacle send the contract and down payment of \$4218 to Abbott Construction Service. As of this writing, Emily (Pinnacle) will mail the check on Wednesday, May 3.

Abbotts Construction will assume responsibility for completing the County permitting process, which is currently still taking 8-10 months if there are no glitches! It should then take approximately 2-3 months to complete the constructions/installation. It is the committee's hope that a launch will actually be in place by early 2023.

The total income generated by the Kayak Committee to date is \$7400 so the deposit of ~\$4200 can be covered within the Kayak Committee budget. In addition to the security costs on the Nature Trail that the kayak committee has underwritten as well as some recent clearing of the launch opening and some consultant fees, the Kayak Committee has spent ~\$2000. With the deposit of \$4218 for the launch, the Kayak budget still contains about \$1200. If there are no additional expenses for 2023, the current balance plus the rental fee anticipated income of \$10,800, indicates that all but ~ \$4800 of the launch costs will be covered by kayak rental income by 2024. That number may be reduced by several hundred dollars, contingent on the insurance cost.

Decisions to increase the number of kayak racks by ~ 12 berths will be decided by the Kayak Committee contingent upon the progress of the launch installation.

TeamReach for the Landings kayakers has approximately 100 users. The process of loaning individuals kayaks to others has been underway for the past couple of months. While there are kayakers who incur costs for storing their boats on the racks, producing income, there are many others who use the facility who are not renters. The current waitlist contains requests for 13 berths.

Respectfully submitted,  
Jackie Massari

LMA SAFETY & SECURITY COMMITTEE REPORT  
May 2023

- o Security Evaluation Update  
Nothing to report.

- o Golf Cart Registration  
All golf carts we have identified in the community have been registered.

- o Traffic Speed Control Program  
The Traffic Hawk speed monitor has been repaired and has been deployed in the neighborhood.  
The Committee is looking into the purchase of a new flashing speed monitor, similar to those in neighborhoods around Sarasota on Orange Avenue and Siesta Drive east of Tamiami Trail. This would supplement the 15 year old unit that is no longer supported by the manufacturer.

- o Incident Reporting  
Committee Member Amy Drachman has been working with our guards to compile incident reports to provide to the Board and the various Association Presidents. She will also work with the Eagle Editorial Committee to include incident reporting in the paper.

- o Short Term Residential Renting  
It has been brought to the attention of our guards that some residents have listed their homes and condos on short term rental web sites. We have notified all owners to contact their Association Board or Manager to make sure any rentals comply with association rules. It should be noted that Sarasota County regulations prohibit rentals of less than 30 days except on the County barrier islands. Rentals over 30 days require approval of the individual association boards and will vary by each association.

- o Guardhouse Renovation  
Thanks to the LMA Maintenance Committee and maintenance man Teddy Fox, we have completed extensive work on the gatehouse. The structure has been thoroughly cleaned, repainted inside and out, and a new air conditioner installed.

## **May Maintenance Report**

The next project for maintenance has been securing bids for the repair, power washing and painting of the walls around The Landings. We are thinking of doing this in two stages. One will be the north entrance and the walls around Carriage House One and Carriage House Two, the next phase would be around the county lake, which borders Homes, Portside, Villas, and Coach Houses. The money is in the budget for the first phase. We have some foliage issues to still work out.

The inside painting of the main gate house is 99% completed.

## LAKES AND DRAINAGE REPORT FOR THE May 4, 2023, LMA BOARD MEETING

### Maintenance:

There were no serious issues or interruptions of fountain run time during the month. A timer was replaced on Lake Mayne (Lake 9) and a timer issue resolved on Bayview Lake (Lake 6). There was further work by the wetland crew on Lake 9 removing invasives and all lakes had their banks checked for invasives.

### Lake Inversion

We appeared to have turned the corner on this problem as a single heavy rainfall in the middle of the month increased water levels to the point where intervention with dye was not necessary. We are looking forward to additional rainfall as the weather pattern has appeared to shift back toward normal experience.

### Erosion Mitigation

The final project of FY23 has been completed. More than 200 feet of rip rap has been installed on North Lake South bank (Lake 1).

### Grant Received

We have received a \$4,000 grant to plant aquatic plants from "Start, Preserve Our Coastal Waters" thanks to the efforts of committee member Mike Knupp. The tentative plan is to plant appropriate plants in the shallow areas of Heron Lake where we recently remediated banks using clean fill as well as one small area of Courtyard Lake (Lake 5). If funds remain, we will plant on the North Bank of Bayview Lake (Lake 6). The committee will be in contact with association presidents prior to starting planting.

Jeff Smith for the Lakes and Drainage Committee

# May Drainage Report

No rain, no drainage issues except one.

The committee has been working with Landings residents, our engineers from Stantec and the County Stormwater Management department to address an ongoing drainage issue behind three residential properties on Pine Harrier Drive.

## LANDSCAPING REPORT APRIL 2023

Tree limb blocking roadway removed from Kestral Terrace	\$200.00
Mangroves pruned	\$600.00
Drip irrigation installed on islands 56, 57, 58	\$2,837.85
TOTAL EXPENSE	\$3,367.85

On 4/22, Earth Day, The Nature Trail was cleared of dead palm fronds and residual debris from Hurricane Ian by a group of 14 volunteers.

For May 4, 2023 LMA Board Meeting  
**Communications and Digital Interface Committee Report**

**Report of Activities in April 2023:**

**Meeting with The Treehouses.**

Our new LMA Board member Hans Hawrysz (Treehouse Board Treasurer) graciously offered to have us meet with him and Alex McCarty, the staff property manager of the Treehouses. In the last three or so years, this HOA has made noteworthy achievements in development of their own website and digital management infrastructure. We sincerely appreciate their taking the time to give us a tour of the site, and sharing what they have learned and tools put in place for their community. We came away with some great ideas that can be applied for The Landings at large.

**Website Progress**

Transfer of website, files, and hosting from previous to new vendor took far longer than expected, in part due to the complexity of the current site organization and set up, communication with the service partners (current host, eg), and attending to necessary security corrections.

Migration was finally completed towards the end of the month. Suncoast Marketing is now working on the first redesign version. We hope to receive that early in May, when we will be able to begin working on further revisions and refinements.

It's a common misunderstanding, for people not normally involved in website development, that it takes next-to-no time to revise or develop a site. We wish that were the case, but the reality is just the opposite! You should know that we are diligently working on the site revision non stop until we come up with a version that we are confident is worthy of being released to the community. We sincerely appreciate your ongoing patience and understanding.

**Community Calendar Progress**

So much has been accomplished in just a few short weeks of work! Shout out to the group that has been working on the Community Calendar : Kevin and Olivia from the LRC, John McFectridge and Paige Packman. This is still very much a work in progress, and it is important to understand that the calendar is just one (very important) piece of the revised website. See above.

**Database Progress**

There are no fewer than 7 different databases currently being used for various applications in The Landings. Not one of them communicates digitally with any other one. Additionally, we are not confident that any of them individually has completely accurate information. A great deal of work is being done by this group to 1) identify all data sources 2) obtain CSV files for each 3) identify and normalize fields of information 4) correct anomalies 5) combine all data into one true source (database) 6) establish ongoing procedures and parties responsible to ensure that all data sources will remain current, while still maintaining one true source 7) figure out automated means to connect data sources. This is a huge endeavor and will take some time. But the big breakthrough this month was figuring out how to tackle and solve this critical objective.

**Addition of New Committee Member**

We are delighted to add a new member, Alice Howard, who has joined our committee. Thank you Alice!

Respectfully submitted,

Eddie Goldstein  
Chair, Communications and Digital Infrastructure Committee  
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