

The Landings Maintenance Association, Inc

Board of Directors Meeting

August 15, 2017 6:30pm
(Rescheduled from July 25, 2017)
Bonaventure Town Center Club
16690 Saddle Club Rd., Weston, Florida 33326

MINUTES

Call to Order

The Meeting was called to order at 7:35 PM by Debra Boles, President.

Roll Call

The following Directors were present: Ron Jacobowitz, Scott Ressler, Debra Boles, Andrew Medina, and Bruce Gamache; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. Michael Bakalar arrived at 7:45 PM.

Andrew Newman did not attend the meeting.

Also present was Larry Ellman of Pro Community Management.

Proper Notice of Meeting

Notice of the meeting was posted on the property at least 48 hours prior to the meeting as required by Florida Statute

Approval of May 23, 2017 Board of Director's Meeting

A motion was made by Mr. Medina to accept the Minutes of the May 23, 2017 Board of Director's Meeting as presented.

The motion was seconded by Mrs. Boles and it carried unanimously by all present.

Review of Certain Items Within the Community

- **Homeowner Receivables**
Mr. Ellman updated the status of homeowner receivables.
The prior quarters' delinquent account has been paid.
7 homeowners are currently past due for the Q3 payment.
- **Open House Policy**
The Board discussed the existing open house (real estate sales) policies and agreed that homeowners need to be reminded that open house signs cannot be placed in common areas including the entrance to The Landings.
- **Neighbor to Neighbor Policy**
Mr. Ellman discussed recent requests from certain residents regarding issues related to their neighbors (including trash cans and other items not properly removed from the front of the house).
Neighbors will first be required to contact their neighbor to discuss any issues.
The Board does not get involved with disputes between homeowners.

The property manager will follow up on any ongoing policy violations after the neighbors have spoken.

- Community Inspections

Mr. Ellman discussed community inspection issues and any required follow up including dirty roofs, landscaping, sidewalks and roof tarps. The Board agreed that the sidewalk at 203 Landings Blvd would be repaired as soon as possible in accordance with Weston permit requirements.

- Guardhouse Roof Replacement

Mr. Ellman updated the Board.

The roof work is complete and is awaiting final engineering inspection for wind mitigation. Additional work was required to replace damaged fascia along the roof line.

- FPL Costs

Mr. Ellman discussed the electric bills and provided a comparison to Central Hills (Weston Hills). Despite installing LED light bulbs, the costs have not been reduced since The Landings is on a standard commercial rate.

87 of 105 street lights are on one bill and are billed the same amount each month.

Mr. Ellman has had discussions with FPL and will follow up to determine how best to get the lower residential LED rate (including a flat LED rate or installing meters at the transformers). Estimated annual savings exceed \$5,000.

- Road Repair/Tree Root Pruning Permit

Mr. Gamache updated the Board.

All Paving returned the unused deposit after receiving the notice of termination.

A new contract was signed with All County Paving.

The permit has been issued.

Mr. Ellman, Mrs. Boles and Mr. Gamache attended the preconstruction meeting with the City of Weston.

The estimated start date is in September.

- Guardhouse Cameras, Visitor Management System, Vendor Service

Mr. Gamache discussed the problems with the exit cameras not capturing the license plate in the overnight hours, faulty ports on the video recorder, delays in the installation of the new visitor management system software and the need to hire another vendor to promptly replace the homeowner entry lane gate arm that was damaged by a delivery truck on a rainy day.

Board members expressed their concern about poor customer service and poor communication/coordination with the customer.

Mr. Jacobowitz addressed each issue and indicated that the exit cameras were fixed, a new video recorder has been ordered and the visitor management software had just been fixed.

He indicated that his company does not provide outdoor service for gate arms when it is raining.

The Board stated that it is prepared to change vendors if the service does not improve immediately and if The Landings is not treated as a priority customer.

- Architectural Review Application

The Board agreed to modify the language on the Architectural Review Application to clarify the homeowner responsibility to repair any damage to sidewalks or common areas and to notify the

property manager in advance of making any repairs to insure they are properly permitted when required.

The Board agreed to evaluate changes to the deposit schedule of the Architectural Review Application since the current \$500 deposit does not cover repairs to sidewalks and other similar items.

- Financial Statements, Replacement Fund Projects and Landscape Projects

Mr. Gamache reviewed the June YTD financial summary for the Operating Fund, including YTD cost savings needed to make up for the shortfall in the Replacement Fund.

Mr. Gamache reviewed the Replacement Fund projects, 2017 budget, June YTD spending and pro forma cash balances.

The 2017 Replacement Fund budgeted revenue will be down \$25,000 as a result of the bank foreclosure at 395 Mallard.

The shortfall is expected to be made up by reduced spending in the Operating budget.

The Replacement Fund project backlog includes:

- new irrigation pumps
- landscape lighting (for the entry walls to replace old carriage lights, 3 remaining cul de sacs and center island past the guardhouse
- FPL meters for street lights (to reduce electric bills)

ADJOURNMENT:

Mr. Bakalar moved to adjourn the meeting.

Mr. Rassler seconded the motion and it carried unanimously at 9:30 PM.