

# **The Landings Maintenance Association, Inc**

## **Board of Directors Meeting**

December 7, 2016 6:30pm  
Bonaventure Town Center Club  
16690 Saddle Club Rd., Weston, Florida 33326

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### **MINUTES**

#### **Call to Order**

The Meeting was called to order at 6:40 PM by Debra Boles, President.

#### **Roll Call**

Present were Directors: Scott Rassler, Debra Boles, Andrew Newman, Andrew Medina and Ron Jacobowitz; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. Directors Bruce Gamache and Michael Bakalar were absent. Also present was Larry Ellman of Pro Community Management. Director S. Rassler left the meeting at 7:35 PM.

#### **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 September 27, 2016 Board of Director's Meeting**

A Motion was made by Mr. Rassler to accept the Minutes of the September 27, 2016 Board of Director's Meeting as presented. The motion was seconded by Mr. Newman and it carried unanimously by all present.

#### **Review of Certain Items Within the Community**

- **2017 – The Landings Maintenance Assoc. Annual Budget**

The Board had a brief discussion concerning the 2017 Annual Budget. After the discussion Director S. Rassler made a motion to adopt the 2017 Budget as presented; the motion was seconded by Director A. Medina and it carried unanimously by all present.

- **2016 Year End Holiday Gifts**

The Board reviewed the year-end Holiday Gift Schedule for the five (5) guards and property management totaling \$2,375. After the review Director A. Medina moved to approve the Holiday Gifts as presented. The motion was seconded by Director S. Rassler and it carried unanimously by all present.

- **Street Fund CD**

The Board had a brief discussion concerning the Funds in the Street Replacement Account and the decision on purchasing a one year CD. After the discussion it was agreed to address the purchase of a CD at the next Board of Director's meeting and to evaluate the alternatives at that time.

- Mulching of the Common Areas

The Board discussed the Mulching of the common areas within the community that was just performed. After the discussion the Board agreed that they would inspect the property and evaluate if enough mulch was installed. A motion was made by Director S. Ressler that if needed up to \$2,500 could be spent on additional mulch to increase the coverage. The motion was seconded by A. Medina and it carried unanimously by all present.

- Holiday Lighting

The Board had a discussion concerning the Holiday Lights that were installed. During the discussion some Homeowners in attendance asked the Board to consider additional lighting. After the discussion a motion was made by Director S. Ressler to spend up to an additional \$4,000 to install Holiday Lights on the Royal Palms along the entrance median strip. The motion was seconded by Director R. Jacobowitz and it carried by a vote of 4-1; Director A. Newman dissented and all others present voted in favor.

- Miscellaneous Discussion

The Board had a short discussion concerning the removal of the philodendrons by the Guard House and to sod the area. The Board agreed to move this item to a future date.

### **ADJOURNMENT:**

Director R. Jacobowitz moved to adjourn the meeting; Director A. Newman seconded the motion and it carried unanimously at 7:50 PM.