

# **The Landings Maintenance Association, Inc**

## **Board of Directors Meeting**

January 23, 2018 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 6:33 PM by Bruce Gamache.

#### **Roll Call**

The following Directors were present: Michael Bakalar, Scott Rassler, Jaime Ovadia and Bruce Gamache; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting.

Ron Jacobowitz joined the meeting at 6:45 PM.

Mr. Medina and Mrs. Boles 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 November 28, 2017 Board of Director's Meeting**

A motion was made by Mr. Bakalar to accept the Minutes of the November 28, 2017 Board of Director's Meeting as presented.

The motion was seconded by Mr. Rassler and it carried unanimously by all present.

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

- **Homeowner Issues**

Mr. Ellman updated the status of the 2018 coupon books and Q1 payments.

A motion was made by Mr. Gamache to extend the Q1 2018 late fee deadline from January 15<sup>th</sup> to January 31<sup>st</sup> due to the late delivery of the 2018 coupon books.

The motion was seconded by Mr. Bakalar and it carried unanimously by all present.

The Board and Mr. Ellman discussed overnight parking in the streets and on-street parking issues in Egret during the daytime. Cars parked overnight in the streets are included in the Securitas reports to the property manager. Homeowners will be notified by the property manager of the parking policy.

Mr. Ellman updated the status of homeowner receivables, rental issues and inspections.

Receivables at December 31, 2017 were \$155.

Current policies do not allow for short term rentals including Airbnb and do not allow open house signs to be placed in common areas.

There are 65 roofs included in the inspection report that required cleaning.

- Projects

- Storm Drains

- Mr. Ellman updated the Board.

- The storm drains are scheduled to be cleaned Q1 2018.

- Sidewalks

- Mr. Ellman and Mr. Gamache updated the Board.

- Permit meetings and approvals are complete.

- The project is scheduled for completion in February/March.

- Street/Roots

- Mr. Ellman and Mr. Gamache updated the Board.

- The project has been split into 2 phases with cul de sacs, striping and asphalt work at the entrance/exit included in Phase 2.

- The cost of root pruning is expected to increase by \$15,000. This will be funded by the 2017 carryover plus 2018 cost savings.

- Pelican has been completed and Mallard is under repair. Egret will follow.

- The project is scheduled for completion in February.

- Guardhouse Visitor Management System

- Mr. Gamache updated the status of the new visitor management system software.

- The new system is expected to be rolled out to homeowners in February.

- Post orders will be updated to include the new system procedures.

- Financials

- Mr. Gamache reviewed the December 2017 YTD financial statements.

- There were no major items to report.

- 2017 carryover (approximately \$7,900) will be transferred to the Replacement Fund to offset Street Project pruning costs.

## **ADJOURNMENT:**

Mr. Gamache moved to adjourn the meeting.

Mr. Rassler seconded the motion and it carried unanimously at 7:50 PM.