

The Landings Maintenance Association, Inc.

Board of Directors Meeting

July 24, 2018 6:30pm
Bonaventure Town Center Club
16690 Saddle Club Rd., Weston, Florida 33326

MINUTES

Call to Order

The Meeting was called to order at 6:34 PM by Debra Boles.

Roll Call

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

Jaime Ovadia and Andrew Medina 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 22, 2018 Board of Director's Meeting

A motion was made by Mr. Gamache to accept the Minutes of the May 22, 2018 Board of Director's Meeting as presented.

The motion was seconded by Mr. Rassler and it carried unanimously by all present, except for Mr. Bakalar who did not vote since he was not able to attend the May 22nd meeting.

Review of Certain Items Within the Community

- **Property Manager Issues**

Mr. Ellman updated the status of various issues including receivables, tree trimming, pressure cleaning, mailbox repairs, hurricane planning, and guardhouse staffing.

- **Projects**

 - **Street/Roots**

Mr. Ellman updated the Board.

Pelican and Mallard have been completed.

Egret valley gutters are completed. The remaining asphalt and landscaping work is expected to be completed in the next week.

- Mailbox Repairs

Mr. Ellman and Mr. Gamache reviewed the Beautiful Mailboxes proposal to repair hinges on about 70 mailboxes and reset 46 mailbox posts. The total project cost is about \$4,700.

A motion was made by Mr. Jacobowitz to approve the proposal to repair the mailboxes. The motion was seconded by Debra Boles and it carried unanimously by all present, except for Mr. Bakalar

All present agreed to review the mailbox refurbishment/painting schedule and the need to replace the house numbers on the mailboxes to improve viewing at night for the next Board meeting and as part of the 2019 Annual Budget.

- Street Sign Replacement

Mr. Gamache and Mr. Ellman reviewed the Beautiful Mailbox proposal to replace 48 street sign blades and the Hartzell proposal to paint the 12 sign poles. The Board discussed the alternatives to refurbish the existing poles/signs for \$8,000 or purchase new ones for about \$10,000.

Mr. Jacobowitz suggested that the poles be painted black instead of bronze and that the blades be white letters on a green background to match the City of Weston blades. All present agreed.

A motion was made by Mr. Gamache to approve the proposal to purchase new poles and signs and to paint the poles black with green and white blades. The motion was seconded by Mr. Rassler and it carried unanimously by all present.

- Overnight Parking

Mr. Ellman reviewed the reports of cars parked overnight on The Landings streets in violation of community rules. The Board discussed circumstances where the number of homeowner cars has increased due to college students returning home and children reaching driving age.

For safety reasons, all present agreed to have the security company begin issuing violation stickers to cars parked on the street overnight. Cars parked in the apron of the driveway will not be issued a violation sticker. Mr. Ellman discussed the requirements to tow a vehicle.

- Visitor Management System Upgrade

Mr. Jacobowitz discussed the completion of the new software upgrade that will reduce administrative time and allow homeowners to make changes to their visitor/vendor list directly from their computers and will allow homeowners to leave voice messages for the

guards to admit temporary visitors. The new upgrade will be rolled out to homeowners in the next 2 months.

- Financials

Mr. Gamache reviewed the June 2018 YTD financial statements.

Additional costs incurred on the sidewalk and street projects will be covered by operating savings.

The 2017 tax return has been completed and approved by the finance committee.

It will be signed by Debra Boles, as president, and mailed to the IRS.

- Replacement Fund Projects

The Board agreed to review the cost and spending priority of certain projects including:

- landscape lighting on the center island behind the guardhouse
- re landscaping the remaining 4 cul de sacs and adding new led lights on 3
- street light globes and lighting to focus the light on the sidewalk
- replacing mailbox numbers and repainting the mailboxes/poles.

In addition, as part of the 2019 Annual Budget a complete review/update of the sidewalks will be done with updated estimated costs based on the 2018 cost metrics.

ADJOURNMENT:

Mrs. Boles moved to adjourn the meeting.

Mr. Gamache seconded the motion and it carried unanimously at 8:28 PM.