

The Landings Maintenance Association, Inc.

Board of Directors Meeting

March 26, 2019 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd., Weston, Florida 33326

MINUTES

Call to Order

The Meeting was called to order at 7:40 PM by Debra Boles.

Roll Call

The following Directors were present: Scott Ressler, Ron Jacobowitz, Michael Bakalar, Debra Boles, Jaime Ovadia and Bruce Gamache; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. 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 January 22, 2018 Board of Director's Meeting Minutes

A motion was made by Mrs. Boles to accept the Minutes of the January 22, 2019 Board of Director's Meeting as presented. The motion was seconded by Mr. Jacobowitz and carried by all present.

Review of Certain Items Within the Community

- **Basketball Court Upgrade**

The Board members and certain homeowners discussed the issues, options and costs related to the basketball court upgrade. Mr. Ellman described the vendor quotes he had obtained for similar projects at his other properties and why Fast Dry Courts was selected as the vendor. He indicated they had done reliable, high quality work.

Approval of the basketball court upgrade was separated into three parts.

Mr. Gamache made a motion to approve the Fast Dry Courts quote for \$7,100 to resurface the courts. The motion was seconded by Mr. Ressler and carried by all present.

Mr. Gamache made a motion to approve the Fast Dry Courts quote for \$5,800 to add a concrete perimeter around the court. The motion was seconded by Mr. Ressler. The motion was defeated by a vote of 4 to 2. Mr. Ovadia, Mr. Bakalar, Mr. Jacobowitz and Mrs. Boles voted against the motion. Mr. Ressler and Mr. Gamache voted for the motion.

Mr. Jacobowitz made a motion to approve the following: keep the existing goose neck poles; purchase 2 new backboards (acrylic or something similar) with breakaway rims; and reinforce the

support brackets for a total cost not to exceed \$3,000. The motion was seconded by Mr. Bakalar and carried by all present. Mr. Jacobowitz will follow up on the custom work required to reinforce the support brackets and attach the new backboards.

- Sidewalk Repair Contract

Mr. Gamache summarized the sidewalk repair contract with Sunset Maintenance, including the costs, scope of work, permit issues and the expected timing of the work in 2019/2020. The contract is consistent the prior years' sidewalk repair contracts (2014- 2018) with Sunset Maintenance.

Mr. Gamache made a motion to approve the contract as presented. The motion was seconded by Mr. Rassler and carried by all present

- Damage to Gate Arms

Mr. Ellman discussed the recent number of incidents and damage to gate arms at the exit to The Landings and the time required to identify the vehicle owner responsible and bill/collect the reimbursements of costs of the required repairs. Mr. Gamache discussed the gate arm damage policy adopted in November 2017.

Mr. Bakalar made a motion to revise the policy to increase the admin fees as follows related to gate arm damage:

\$100 admin fee if a gate arm is hit

\$200 admin fee if a gate arm is hit and not immediately self-reported to the guardhouse

\$300 admin fee if a gate arm is hit more than once in a 12 month period

The admin fees are payable to the property manager and are in addition to any repair costs for labor and materials. The motion was seconded by Mr. Rassler and carried by a vote of 5 to 1. Mr. Ovadia voted against the motion.

- Street Signs

Mr. Jacobowitz requested that Mr. Ellman get quotes to replace or repaint the existing street signs that have faded and chipped paint.

- Homeowners' Forum

Homeowners Nick Gross and Diani Cipriani discussed their recent ARB submission (color selections) to paint their house and the Association paint color requirements and approved color options for painting homes in The Landings. Debbie Boles and Larry Ellman discussed the policy, the range of color selections and the benefits to the community.

Mr. Rassler made a motion to approve Mr. Gross' ARB application and to review and update, if necessary, The Landings color palate. The motion was seconded by Mr. Ovadia and carried by a vote of 5 to 1. Mrs. Boles voted against the motion.

ADJOURNMENT:

Mr. Jacobowitz moved to adjourn the meeting.

Mr. Gamache seconded the motion and it carried unanimously at 8:50 PM.