

# **The Landings Maintenance Association, Inc.**

## **Board of Directors Meeting**

May 28, 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 6:30 PM by Debra Boles.

#### **Roll Call**

The following Directors were present: Scott Ressler, Michael Bakalar, Debra Boles, Andrew Medina 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 7:08 PM. Jaime Ovadia 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 March 26, 2019 Board of Director's Meeting Minutes**

A motion was made by Mr. Gamache to accept the Minutes of the March 26, 2019 Board of Director's Meeting and Special Meeting as presented. The motion was seconded by Mr. Bakalar and carried by all present, except for Mr. Medina who abstained since he did not attend the March 26, 2019 meeting.

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

- **Property Manager Issues**

Mr. Ellman reviewed the receivables and collections, damage to gate arms and paint color requests. It was recommended that the Board delegate all paint color and roof replacement color discussions to the Architectural Review Committee and property manager to insure compliance with the policy and guidelines.

- **Sidewalk Repair Project**

Mr. Gamache reviewed the status of the sidewalk repair project. The permit was approved and issued. Work is scheduled to commence the first week of June in Mallard.

- **Insurance Renewal**

Amanda Carvalho from John Gault Insurance reviewed the new insurance policies for the policy year commencing June 27, 2019. A motion was made by Mr. Gamache to approve the renewal of the insurance policies including increasing the crime policy coverage from \$500,000 to \$750,000. The motion was seconded by Mr. Medina and carried by all present.

- 2018 Audited Financial Statements

Mr. Gamache discussed the 2018 Audited Financial Statements. There were no audit adjustments to the December 2018 financials. The audit report was reviewed and approved by the finance committee. The 2018 tax return has been prepared by the auditors.

A motion was made by Mr. Gamache to approve the 2018 Audited Financial Statements and to delegate the approval of the 2018 tax return to the Finance Committee subject to their final review and approval. The motion was seconded by Mr. Medina and carried by all present.

- Street Signs

Mr. Gamache discussed the proposal from Beautiful Mailboxes to replace 13 street signs/poles for approximately \$7,500. A motion was made by Mr. Medina to approve the proposal to replace the street signs. The poles shall be painted black and the children's sign shall say "Caution - Children at Play". The motion was seconded by Mr. Gamache and carried by all present.

**ADJOURNMENT:**

Mr. Jacobowitz moved to adjourn the meeting.

Mr. Gamache seconded the motion and it carried unanimously at 7:30 PM.