

The Landings Maintenance Association, Inc.

Board of Directors Meeting

September 25, 2018 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 6:42 PM by Debra Boles.

Roll Call

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

Scott Rassler joined the meeting at 7:15 PM.

Ron Jacobowitz 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 July 24, 2018 Board of Director's Meeting

A motion was made by Mr. Gamache to accept the Minutes of the July 24, 2018 Board of Director's Meeting as presented.

The motion was seconded by Debra Boles and it was approved by Mrs. Boles, Mr. Bakalar, Mr. Gamache and Mr. Rassler. Mr. Medina and Mr. Ovadia did not vote since they were not able to attend the July 24, 2018 meeting.

Review of Certain Items Within the Community

- **Property Manager Issues**

Mr. Ellman updated the status of various issues including receivables, mailbox repairs, hurricane planning, 3rd Q inspections, new visitor management system, street sign/blades replacement, overnight parking enforcement and guardhouse pay rates.

137 inspection notices were sent to homeowners.

New street sign/blades have been installed.

Native Sun will provide a quote to refresh the tot lot (new mulch and root pruning is required).

The quote will be circulated to Board members for approval.

A tot lot maintenance reserve will be included in ongoing budgets to provide funds for a periodic refresh every 2-3 years.

- Landscape Lights

Mr. Rassler made a motion to install landscape lights on the center island behind the guard house. The maximum budget is \$3,500.

The motion was seconded by Mr. Medina and was approved by a 4 to 2 vote. Mr. Rassler, Mr. Medina, Mrs. Boles and Mr. Bakalar voted for the motion and Mr. Gamache and Mr. Ovadia voted against the motion.

- Financials

Mr. Gamache mentioned that there were no major changes from the prior June financial report to the Aug 2018 YTD financial statements included with the agenda.

2019 Budget

Mr. Medina and Mr. Gamache led a discussion of the proposed 2019 budget that was reviewed and recommended by the Finance Committee.

The major points included:

- increasing quarterly fees from \$565 in 2018 to \$580 in 2019
- a plan to do a complete street mill and overlay in 2021 (funded by cash plus a 10 year loan)
- a \$60,000 annual sidewalk repair expense in the Operating Fund budget and an updated ongoing repair program
- financial impact of potential labor cost pressures

Approval of an updated sidewalk repair program and related financing (including a potential loan or special assessment) will be decided at the November 27, 2018 Board meeting. Board members were asked to review the recent sidewalk repair list and prioritizations.

A motion was made by Mr. Gamache to accept the proposed 2019 budget as presented. The motion was seconded by Mr. Rassler and it carried by all present, except for Mr. Ovadia who voted against the motion.

The 2019 budget will be sent to all homeowners for review and comments. The Board will adopt the 2019 budget at the November 27, 2019 meeting.

ADJOURNMENT:

Mr. Bakalar moved to adjourn the meeting.

Mr. Medina seconded the motion and it carried unanimously at 8:59 PM.