

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

## **Board of Directors**

### **Special Meeting**

December 17, 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 newly elected Directors were present: Debra Boles, Andrew Medina, Jaime Ovadia, Meredith O'Keefe 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 6:40 PM. Scott Rassler joined the meeting at 7:15 PM. Also present was Larry Ellman of Pro Community Management.

In addition to Board members, Mr. Soltero, a homeowner and finance committee member, attended the meeting.

### 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 29, 2019 Board of Director's Meeting Minutes

All present agreed to defer the approval of the November 29, 2019 Board meeting minutes until the next regularly scheduled meeting on January 28, 2019.

### Pump Station Repairs

Mr. Ellman reviewed the main line irrigation break by the Pelican monument and the required repairs made by DynaServ. The estimated cost was \$4,900 for the irrigation repairs and related trenching and landscaping costs.

Mr. Ellman stated that the pump station for the irrigation system in not working and that water trucks had been used to water the new flowers. He then described various problems with the pump station equipment (in-take pipes, check valve, pump, air tank, control panel, VFD, FPL meter and electrical connections) that were reviewed by 4 companies (Hydro Dynamic, Sunset Maintenance, DynaServ contractor (Marcos) and A&W Electric) the prior weekend.

FPL replaced the meter at the pump station but it continues to show an error sign. A new backflow device was installed at the intake pipe from the lake by Hydro Dynamics.

The recommendation was to replace all the equipment (last serviced in 2013) and add the VFB (variable frequency device) to minimize the hammering effect on the pipes when the pump turns on and run a new dedicated one phase electrical line from the FPL box to the pump station.

Hydro Electric provided a quote for \$16,500, plus \$1,400 for an extended 7 year warranty that covers parts and labor. The new single phase electrical line cost is estimated at \$1,000. The annual maintenance plan is \$1,000 for two inspections and one diver to clean the intake screens in the lake.

The Board agreed that Mr. Ellman should obtain a second bid and submit both bids to the Board by email for approval prior to the holiday break. The Board recognized the need to get the pump station operational as quickly as possible.

### Basketball Court Repairs

Mr. Soltero requested that the Board modify the proposed basketball court repairs (including adding to the width of the basketball court if necessary) to include a pickle ball court than runs the width of the basketball court in order to allow homeowners to play pickle ball and basketball at the same time. He agreed to provide the Board with the required measurements and proposed layout.

The Board was favorable to the idea and agreed to review the proposal at the next Board meeting on January 28, 2020.

### Adopt 2020 Budget

Mr. Ellman and Mr. Gamache indicated that the Association had not received any feedback from homeowners prior to the Board meeting regarding the mailing of the 2020 budget to homeowners.

Mr. Gamache made a motion to adopt the 2020 Budget sent to homeowners. Mr. Rassler seconded the motion. The motion was approved. Mrs. Boles, Mrs. O'Keefe, Mr. Gamache, Mr. Rassler and Mr. Jacobowitz voted yes. Mr. Medina and Mr. Ovadia voted no.

### Special Assessment

Mr. Ellman and Mr. Gamache indicated that the Association had not received any feedback from homeowners prior to the Board meeting regarding the mailing to homeowners of the Notice of Special Meeting and the description of the \$1,500 special assessment payable in 2022.

Mr. Gamache made a motion to approve the special assessment. Mr. Jacobowitz seconded the motion. The motion was approved. Mrs. Boles, Mrs. O'Keefe, Mr. Gamache, Mr. Rassler, Mr. Medina and Mr. Jacobowitz voted yes. Mr. Ovadia voted no.

Mr. Gamache stated that the 2019 sidewalk repair project permit had been closed out by the vendor Sunset Maintenance and that 2 repair locations noted in the July insurance report (that were not on the 2019 permit) remained open and would be included on the 2020 sidewalk repair project. Mr. Medina indicated that the 2020 sidewalk repair project is estimated at \$400,000 and the Florida Statutes require the Board to obtain more than one bid. The Board agreed to prepare an RFP and request the required bids prior to the January 28, 2019 Board Meeting.

### ADJOURNMENT:

Mr. Gamache moved to adjourn the meeting.

Mr. Rassler seconded the motion and it carried unanimously at 7:52 PM.