

The Landings Maintenance Association, Inc.

Board of Directors Meeting

January 28, 2020 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 Rassler, Debra Boles, Andrew Medina, Meredith O'Keefe, Bruce Gamache and Jaime Ovadia; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. Ron Jacobowitz joined the meeting at 7:05 PM. 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 November 26, 2019 and December 17, 2019 Board of Director's Meeting Minutes

A motion was made by Mr. Medina to accept the Minutes of the November 26, 2019 and December 17, 2019 Board of Director's Meetings as presented. The motion was seconded by Mrs. Boles and carried by all present.

Review of Certain Items Within the Community

- **Property Manager Issues**

Mr. Ellman reviewed the receivables and collections and updated the Board on various homeowner issues.

- **Landscape Committee Report**

Mrs. Boles and Mr. Rassler discussed the summary of the Landscape Committee meeting including a list of landscape projects. Irrigation line breaks are being caused in part by the philodendron roots at the entrance to The Landings. Mrs. Boles stated that whitefly is impacting the ficus hedges on the entrance along Landings Blvd. and that given the age of the hedges, the monthly trimming and repeated annual whitefly treatments, the hedges may become increasingly less responsive in the future. The estimated cost to replace the 3900 linear feet of ficus hedge is more than \$100,000. Mr. Rassler stressed the importance of the hedges to the overall look of the community. Mr. Ellman indicated he had replaced ficus hedges at his other properties with clusia. It was agreed that the Landscape Committee would prepare an updated list of landscape projects and prioritize them and discuss timing and funding alternatives to replace the ficus hedges with the Finance Committee.

- Platinum Group Security Contract

Mr. Gamache made a motion to approve the Platinum Security Group contract proposal as presented. The motion was seconded by Mr. Rassler and approved by all present. The contract includes increasing all guard hourly rates to \$13.00 per hour. The target implementation date is March 1st. Mr. Jacobowitz indicated that one guard with a long tenure should be paid at a higher rate. The Board agreed to consider an annual or semi-annual special bonus for the guard to be paid directly by the Association.

- Pump Station Repairs

Mr. Ellman updated the Board on the installation of the new pump station equipment.

FPL still needs to rewire from the FPL box to the meter. Following that the new VFD will be installed.

- Irrigation Line Breaks

Mr. Ellman and Mrs. Boles discussed the irrigation line breaks at the Pelican monument and at the entrance to The Landings due to tree roots.

- Sidewalk Repairs

Mr. Medina summarized his discussions with Five Star Paving (Mike Miller owner) including his site review, pricing, sidewalk repair deliverables (concrete work, landscape pruning, irrigation and sod) and subcontracting of the landscaping requirements. Five Star was not able to submit a complete proposal since they do not do the related landscaping work. Mr. Medina indicated that based on his due diligence the proposed contract terms from the current sidewalk repair vendor were fair and reasonable.

Mr. Gamache made a motion to accept the contract proposal of Sunset Maintenance, the existing vendor. The motion was seconded by Mr. Jacobowitz and was carried by all present.

Mr. Ovadia asked to confirm the sidewalk repair budget and that the Board be assured that the repairs will not exceed the 2020 budget. Mr. Gamache stated that the budget is \$399,500 (\$35,000 plus the special assessment of \$1,500 per home or \$364,500). He stated that due to lessons learned in the 2019 sidewalk repairs, changes were made in the estimating procedures for 2020. The changes were discussed during the 2020 budget. He assured the Board that the 2020 repairs would not exceed the budget and that the vendor will also be informed.

- Basketball Court Repairs and Pickleball Court

Mr. Ellman stated that Fast Dry had not yet submitted a revised proposal to add the pickleball court. He distributed two proposals from Sport Court of South Florida to resurface the basketball court and include a pickleball court. The first was \$8,775 to resurface the basketball court and the include pickleball court lines (44' x 20') on the center of the court (running north/south – basket to basket). The second proposal for \$15,795 included the resurfacing of the basketball court and adding a 14' x 34' section to the width of the basketball court at the west end into the park. Both proposals were based on the American Sports Building Assn standards for a 64' x 34' playing area.

Mr. Rassler discussed adding a concrete border to the entire court to protect the new asphalt from damage by the landscapers cutting the grass surrounding the court. There was a discussion of usage of the court for basketball and pickleball at the same time, proper court size for pickleball, alternative court locations and estimated usage. Mr. Gamache stated he was concerned about

safety issues if the court layout did not meet the industry standard playing dimensions (64' x 34') recommended by two vendors and some homeowners. Mr. Jacobowitz made a motion to approve the \$8,775 proposal (without any concrete border) and to amend the proposed terms to include the pickleball court facing east/west across the basketball court on the west end on the existing basketball court layout. Mr. Medina seconded the motion. The motion carried. Mr. Jacobowitz, Mr. Ovadia. Mr. Medina and Mrs. Boles voted yes. Mr. Gamache and Mr. Rassler voted no. Mrs. O'Keefe abstained.

ADJOURNMENT:

Mr. Jacobowitz moved to adjourn the meeting.

Mr. Gamache seconded the motion and it carried unanimously at 8:35 PM.