

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

## **Board of Directors Meeting**

July 23, 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 Rassler, Debra Boles, Andrew Medina 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 6:45 PM. Michael Bakalar and Bruce Gamache 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 May 28, 2019 Board of Director's Meeting Minutes**

A motion was made by Mr. Rassler to accept the Minutes of the May 28, 2019 Board of Director's Meeting and Special Meeting 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, basketball backboards installation (week of July 29<sup>th</sup>), installation of new signs (week of July 29<sup>th</sup>), and hurricane planning with Wrightscapes. Mr. Ellman will send letters to homeowners who have tarps on their roofs asking for the completion date of the roof repairs.

- **Sidewalk Repair Project**

Mr. Ellman reviewed the status of the sidewalk repair project. The work being done in Mallard is expected to be finished in the next week.

- **New Florida Legislation Re: Tree Removal**

Mr. Ellman reviewed the new Florida legislation (effective July 1, 2019). The legislation allows residential areas, with the approval of certified arborist, to remove trees that pose a danger. Permits and remediation are not required. The Weston City Council is meeting August 19, 2019 to discuss the interpretation and implementation of the law.

- Financials

Mr. Medina reviewed the June 2019 financial statements. There were no major issues.

- 2020 Budget Preview

Mr. Ellman detailed the DynaServ landscaping costs and effectiveness and the agreement to raise rates 1.5% in 2020 (the first increase in four years).

The Board discussed the hourly guard rates and targeting a \$15.00 hourly rate in the 2020 budget.

Mr. Ellman indicated he is working on an estimate for creating a new guard service that could serve Weston Hills, Savanna and The Landings to better control costs, reduce overhead charges and increase the hourly rates and benefits for the guards.

**ADJOURNMENT:**

Mr. Jacobowitz moved to adjourn the meeting.

Mrs. Boles seconded the motion and it carried unanimously at 7:22 PM.