

The Landings Maintenance Association, Inc

Board of Directors Meeting

March 22, 2016 6:30pm
Bonaventure Town Center Club
16690 Saddle Club Rd., Weston, Florida 33326

MINUTES

CALL TO ORDER:

The Meeting was called to order at 6:40pm by Bruce Gamache, President.

ROLL CALL:

Present were Directors: Bruce Gamache, Debra Boles, Scott Rassler, and Ron Jacobowitz. Directors Rafael Soltero and Michael Bakalar arrived at 6:50pm and 7:00pm respectively. Director Andrew Medina was absent; thus representing a Quorum and allowing the Association to carry forward with the business of 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 January 26, 2016 BOARD of DIRECTOR'S MEETING

A Motion was made by Mr. Rassler to accept the Minutes of the January 26, 2016 Board of Director's Meeting as presented. The motion was seconded by Ms. Boles and it carried unanimously with the exception Mr. Bakalar who arrived after the motion.

REVIEW of CERTAIN ITEMS WITHIN the COMMUNITY:

- The Board has recently reviewed and updated the Community Rules and Policies, Park Reservation Application and Architecture Review Application. These documents are now available on the Associations Website and a Homeowner may access them directly. A motion was made by Mr. Gamache to accept and approve the Association's Rules and Policies, Park Reservation Application and Architect Review Application as presented. The motion was seconded by Mr. Rassler and it carried unanimously by all present.
- The Board reviewed the 2015 Fiscal Year Audited Statement from Horkey & Associates, the Association's independent CPA firm. After a short discussion a motion was made by Mr. Rassler to accept the 2015 Annual Audit as presented. The motion was seconded by Mr. Jacobowitz and it carried unanimously by all present.

- The Board approved having the Association's Replacement Funds in a different bank than CenterState Bank due to insurance limitations etc. Management will address this issue. The Board also reviewed with Management and approved a \$1,000 limit on credit card purchases if needed in emergency situations by the Property Manager.
- The Board had a discussion about the Rental Process within the Community as it relates to the language provided for in the Association's Governing Documents and the State/Federal Laws. After the discussion Mr. Jacobowitz moved to obtain a Legal Opinion from the firm of Bakalar & Associates as to the Association's obligation and rights in the approval or denial process as it concerns the leasing of homes. The opinion should include language for the Association to adopt for either Approval or Denial of a prospective lease. The motion was seconded by Mr. Rassler and it carried unanimously by all present with the exception of Mr. Bakalar who abstained.
- The Board had a brief discussion concerning the Park Area and the need for 2 additional picnic tables and garbage cans. A motion was made by Mr. Jacobowitz to purchase the addition 2 tables and garbage cans; the motion was seconded by Mr. Soltero and it carried unanimously.
- The Board discussed the replacement of the dead Royal Palm along the exit side of Landings Blvd. A motion was made by Mr. Jacobowitz authorizing the Board to spend up to \$5,500 for the replacement palm which should have between 30-31 feet of G-W. The motion was seconded by Mr. Gamache and it carried unanimously by all present.
- The Board reviewed various proposals to replace certain sidewalk slabs (some being caused by Comcast who will reimburse the Association). After the review a motion was made by Mr. Rassler and seconded by Mr. Jacobowitz to accept the proposal from Sunset Maintenance as presented to perform the work required. The motion passed unanimously by all present.
- The Board discussed the addition of Landscape Lighting in certain Cul-de-sacs (3). Mr. Gamache made a motion that the Board approves the Finance Committee's Recommendation to allocate approximately \$2,000 per approved area (3) and the funds to be utilized will be from the General Replacement Account. Mr. Jacobowitz seconded the motion and it passed with 4 votes in favor to 1 vote not in favor casted by Mr. Soltero. Mr. Bakalar left the meeting prior to the motion and vote.
- The Board discussed the repairs to the street where there are tree root intrusions and replacement of certain Gutter Valleys. There are various proposals that the Board is reviewing; after the discussion Mr. Jacobowitz made a motion that the Association continue to move forward on this project and authorize up to \$50,000 for the work required. The motion was seconded by Mr. Gamache and it carried unanimously by all present. Mr. Bakalar had left the meeting prior to the motion and vote.

BOD OPEN FORUM:

The Board reviewed and discussed the ongoing issues with the Comcast installation. The upgrades needed to the Guardhouse were discussed and the Board will continue to work on this project. The Board also discussed the May 2016 mulch schedule and decided to use the funds for future 2016 expenditures. The Association is scheduled to be mulched again in November 2016. The board had a brief discussion of the Community Website and approved the new contents and layout of the information.

ADJOURNMENT:

Mr. Soltero moved to adjourn the meeting; Mr. Jacobowitz seconded the motion and it carried unanimously at 9:45pm.

Open Item List on Following Page

Board Meeting Follow Up Items

March 22, 2016

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| 1. 395 Mallard | info to MB and man who attended the Board meeting | LE |
| 2. Comcast checks | get corrected checks from Comcast | BG |
| 3. Comcast contact | provide Marv Zima with Comcast contact info | BG/RS |
| 4. Comcast letter | BG send summary | BG |
| 5. 2015 Audit | rep letter to LA and book \$353 misc AR | BG/LE |
| 6. Rental Application | MB follow up with his law firm | BG/MB |
| 7. Bank Accounts | open new account for escrow | LE |
| 8. Bank Accounts | move replacement funds to new local bank | LE |
| 9. Community Rules | update for homeowner not paying without approval | BG |
| 10. Homeowner survey | draft vendor list request and email to homeowners | BG/RS/DB |
| 11. Cul de Sac Lighting | install lighting on 3 cul de sacs – need final quote | LE/BG/DB |
| 12. Trees | 30 ft quote from Dynaserve and install | LE/DB |
| 13. Streets | All Paving and Native Sun – meet and revise quote | LE/BG |
| 14. Sidewalks | contract to Sunset Maintenance | LE/BG |
| 15. Park Picnic Tables | Order 2 with trash cans | LE/BG |
| 16. Guardhouse | Plumbing, Windows and Other | LE/DB/BG |
| 17. No Swimming Signs | Install with permanent posts | LE |
| 18. As Built info for streets | for paving company | BG/SR |
| 19. 2 nd Q Violations | issue notices for roofs and driveways – not sidewalks | LE |
| 20. Insurance quotes | need 2016/2017 quote – June 30 renewal | LE |
| 21. Q2 Newsletter | draft and submit to Board for approval | BG/BD/RS |