

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

## **Board of Directors Meeting**

October 29, 2019 6:30 PM  
Bonaventure Town Center Club  
16690 Saddle Club Rd., Weston, Florida 33326

### **MINUTES**

#### **Meeting Rescheduled**

The Board meeting originally scheduled for September 24, 2019 was rescheduled to October 29, 2019.

#### **Call to Order**

The Meeting was called to order at 6:45 PM by Debra Boles.

#### **Roll Call**

The following newly elected Directors were present: Debra Boles, Ron Jacobowitz, Andrew Medina, Jaime Ovadia, Scott Rassler and Bruce Gamache; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. Meredith O'Keefe did not attend the meeting. Also present was Larry Ellman of Pro Community Management.

In addition to Board members, 21 homeowners (Egret 12, Mallard 7, Pelican 2) and Bob Macfie (owner of Sunset Maintenance – sidewalk repair vendor) 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 July 23, 2019 Board of Director's Meeting Minutes**

A motion was made by Mr. Medina to accept the Minutes of the July 23, 2019 Board of Director's Meeting as presented. The motion was seconded by Mr. Jacobowitz and carried by all present, except for Mr. Gamache who abstained since he did not attend the meeting.

#### **Review of Certain Items Within the Community**

- **Property Manager Issues**

Mr. Ellman reviewed the receivable (about \$5,000) and collection problems at 302 Mallard Road.

Mr. Jacobowitz made a motion to begin foreclosure proceedings.

The motion was seconded by Mr. Medina and carried by all present.

Subsequent to the Board meeting, Mr. Bakalar provided additional information regarding the bank/legal proceedings at 302 Mallard and indicated that the recovery of the receivable may be limited in foreclosure proceedings. The Board confirmed by email to postpone the foreclosure process and not to incur any legal fees.

Mr. Ellman reviewed certain homeowner issues on Dockside Terrace and ARB requests including modifications to a home on Egret Lane.

Mr. Ellman discussed the new Florida law (effective July 1, 2019) permitting homeowners to remove trees on their property that pose a danger to person or property without requiring a city permit or mitigation. Prior to removing any trees, the homeowner must file an ARB that includes a letter from a certified arborist.

The policy does not apply to swale trees which are the responsibility of the Association. A new Association policy summary will be drafted and posted on the Association website.

Mr. Ellman stated that Weston Hills had changed their guard company to Platinum Group Security and that The Landings could receive similar terms. The guard discussion (including guard rates, costs and key contract terms) was deferred until the 2020 budget discussion.

Mr. Ellman stated that the new street signs had been installed around the entry/exit and park locations by Beautiful Mailboxes.

- Insurance Inspection Report

Mr. Gamache informed the Board that the Association had received an insurance inspection letter dated July 25, 2019 requiring repairs at 11 locations in the park, Mallard and Egret. The repair locations are being addressed as part of the 2019 sidewalk repair project. The insurance company agreed to permit The Landings to complete the 2019 scheduled repairs.

- Sidewalk Repair Project

There was extensive discussion among the Board members and homeowners attending the meeting regarding sidewalk repairs and the related special assessments.

Mr. Gamache reviewed the October 2019 balance sheet and pointed out that a new sidewalk repair fund was set up to easily track the fees and expenses for the project (similar to the presentation of the street and general replacement funds).

Mr. Gamache reviewed the history of the 2019 sidewalk repair project. The original repair estimates done in September 2018 included about \$400,000 of immediate repairs (rated 1-2) and another \$237,000 of future repairs (rated 3). The 2019 budget included \$60,000 for repairs. In November 2019 the Board decided to add a \$1,500 per home special assessment (\$364,500) for sidewalk repairs after a Board member had a trip and fall. On August 8, 2019, the Board was informed that the root damage to the sidewalks was increasing at an accelerated rate versus prior years and was greater than originally estimated in September 2018, due largely to the spring/early summer rains. This required repairing additional sidewalk slabs at the same repair locations. In addition, the Board was notified that another round of sidewalk repairs, similar in scope to the 2019 repairs, might be necessary and would necessitate another \$1,500 special assessment.

The 2019 repairs have been completed in Mallard, Egret, Pelican and the park. The final repairs along the entrance to Pelican are pending. The Board was informed on September 12, 2019 that the funding contingency had been used in Mallard and Egret. The current project cost estimate is approximately \$20,000 over budget. The overage is estimated to be covered by cost savings in the 2019 Operating budget.

Mr. Gamache indicated that the process of estimating 2020 sidewalk repairs was done differently, taking into account the lessons learned in 2019, in order to minimize the need to repair additional adjacent slabs to meet ADA requirements. It is assumed that additional root damage will result after the 2020 spring/early summer rains.

On a pro forma basis, the cost to repair the 26,600 feet of sidewalks in the 3 neighborhoods would be about \$2.2 million (\$80 per linear foot). 10% were repaired from 2014-2018. Assuming a 2020 sidewalk repair program similar to 2019, approximately 50% of Mallard sidewalks would be repaired vs. 43% in Pelican and 42% in Egret at the end of 2020.

Mr. Ovadia and Mr. Medina expressed concern about the selection of the repair locations.

Mr. Ovadia made a motion to have a committee determine future repair areas.

Mr. Medina seconded the motion.

The motion was not approved by the Board.

Mr. Ovadia and Mr. Medina voted yes.

Mrs. Boles, Mr. Rassler and Mr. Gamache voted no.

Mr. Jacobowitz abstained.

Mr. Macfie (owner of Sunset Maintenance- sidewalk repair contractor) answered questions and showed before and after pictures of repairs and underlying roots at the 106 Dockside Circle where the sidewalks were lowered as much as ten inches in order to remove the roots and meet ADA requirements. He also showed a photo of a sidewalk slab that “popped” due to the pressure of the underlying roots.

- 2020 Budget Proposals

Mr. Medina began presenting an alternate version of the 2020 budget that included reducing quarterly fees in 2020 and reducing the scope and cost of sidewalk repairs by shaving sidewalks.

There was not sufficient time to present and discuss the issues before the meeting had to adjourn at 10:00 PM (closing time for the Bonaventure Town Center).

The Board will continue the budget discussion at the November 26, 2019 Board meeting.

**ADJOURNMENT:**

Mr. Gamache moved to adjourn the meeting.

Mrs. Boles seconded the motion and it carried unanimously at 10:00 PM.