

The Landings Maintenance Association, Inc

Board of Directors Meeting

November 28, 2017 6:30pm
Bonaventure Town Center Club
16690 Saddle Club Rd., Weston, Florida 33326

MINUTES

Call to Order

The Meeting was called to order at 6:33 PM by Andrew Medina.

Roll Call

The following Directors were present: Ron Jacobowitz, Michael Bakalar, Scott Rassler, Debra Boles, Andrew Medina, Jaime Ovadia and Bruce Gamache; 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 November 13, 2017 Board of Director's Meeting

A motion was made by Mr. Jacobowitz to accept the Minutes of the November 13, 2017 Board of Director's Meeting as presented.
The motion was seconded by Mrs. Boles and it carried unanimously by all present.

Review of Certain Items Within the Community

- **Homeowner Receivables and Other Issues**
Mr. Ellman updated the status of various homeowner issues including the recent special assessment, Christmas tree lights, street, sidewalk and basketball court projects, inspections, and guardhouse painting.
There was only one homeowner receivable outstanding.
- **Financials**
Mr. Medina reviewed the October YTD financial statements. There were no major items to report.
- **Guardhouse Visitor Management System**
Mr. Jacobowitz and Mr. Gamache updated the status of the new visitor management system software. Additional review and beta testing is required.

- Transfer from Operating Fund to General Replacement Fund

Mr. Gamache made a motion to direct Larry Ellman, Property Manager, to transfer \$25,000 from the Operating Fund to General Replacement Fund for the street/ valley Gutter root repairs per the 2017 Budget.

The motion was seconded by Mrs. Boles and it carried unanimously by all present.

- Community Service Volunteer Program

Mr. Gamache discussed the Community Service Volunteer Program, including the annual budgeted volunteer hours, that was described in the 2017 Q4 Newsletter. High School students will receive service hours approved by the President. The Board has received interest from 2 students.

- 2018 Budget

2018 budget for the 3 funds (Operating, General Replacement, Street).

Quarterly fees increase from \$555 in 2017 to \$565 in 2018.

Mr. Rassler made a motion to adopt 2018 budget.

The motion was seconded by Mr. Bakalar and it carried by all present except for Mr. Ovadia.

- City of Weston License Agreement

Mr. Medina discussed the City of Weston Revocable License Agreement for City owned land at the entrance to The Landings.

Mr. Jacobowitz made a motion to approve the City of Weston Revocable License Agreement.

The motion was seconded by Mr. Gamache and it carried by all present except for Mr. Bakalar.

- Year End Holiday Gifts

Mr. Medina discussed 2017 budgeted year-end holiday gifts totaling \$2,600 for the guards and Property Manager.

Mr. Rassler made a motion to approve the year-end holiday gifts totaling \$2,600.

The motion was seconded by Mr. Bakalar and it carried unanimously by all present.

- Street Fund CD

Mr. Medina discussed the purchase of a 2 year CD for \$22,000 by the Property Manager to invest the Street Fund cash balances (representing 2017 fees).

The account must be FDIC insured.

Current 2 year CD rates are approximately 1.80%

Mr. Medina made a motion to approve the purchase of a 2 year CD.

The motion was seconded by Mr. Jacobowitz and it carried unanimously by all present.

- Gate Arm Damage Fees

Mr. Medina and Mr. Ellman discussed the issue of damage to the gate arm and related costs.

Mr. Rassler made a motion to charge a \$100 fee payable to the Property Manager for any gate arm damage that is not immediately self - reported to the guard on duty. The fee shall compensate the Property

Manager for his time to review the video and to contact the vehicle owner or homeowner. Homeowners are responsible for property damage caused by their guests.

This is in addition to the reimbursement for any required service calls and repair costs.

The motion was seconded by Mr. Bakalar and it carried unanimously by all present.

Mr. Rassler made a motion to adopt a policy that, subject to emergency situations and the Property Manager's reasonable discretion, no guest shall be readmitted to The Landings if they have caused gate arm damage and the repair costs and any other related fees are not yet paid.

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

- **Security: Cars Parked On Street Overnight**

Mr. Jacobowitz notified the Board Members of cars parked on the streets overnight in violation of existing Association policies.

Mr. Ellman shall review the existing contract terms and procedures with Securitas to enforce existing requirements related to overnight parking. The contract states "a minimum of 16 patrols per month of the community including light checks, parking compliance ticketing and incident reporting."

ADJOURNMENT:

Mr. Gamache moved to adjourn the meeting.

Mrs. Boles seconded the motion and it carried unanimously at 8:22 PM.