

The Landings Maintenance Association, Inc

Board of Directors Meeting

September 26, 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 7:00 PM by Debra Boles, President.

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 August 15, 2017 Board of Director's Meeting

A motion was made by Mr. Medina to accept the Minutes of the August 15, 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

- **Hurricane Cleanup**
Mr. Ellman updated the status and estimated timing of the hurricane cleanup which includes debris clean up, downed trees and downed street light poles.
- **Homeowner Receivables**
Mr. Ellman updated the status of homeowner receivables.
There was only one receivable outstanding.
- **Street Repair/Tree Root Project**
The estimated start date (in September) has been delayed due to the hurricane cleanup.
The new start date has not yet been set.
- **Architectural Review Application**
Mr. Gamache updated the Board on proposed changes to the Architectural Review Application, including increasing the deposit requirements from \$500 to \$1,000 since the current \$500 deposit is not sufficient to cover repairs to sidewalks and other similar items. A motion was made by Mr. Jacobowitz to also increase the deposit to \$5,000 for any major construction projects, including

roof replacements, additions, and pools. The motion was seconded by Mr. Bakalar and it carried unanimously by all present.

- Financial Statements and 2018 Budget

Mr. Gamache reviewed the July YTD financial summary for the Operating Fund and Replacement fund, the estimate for the remainder of 2017 and the draft of the 2018 Budget.

Mr. Soltero requested that the new finance committee review the updated 2017 financials (following the issuance of the September financial statements), draft of the 2018 budget, the estimated hurricane cleanup costs and determination of a special assessment for the hurricane cleanup.

The Board agreed to await the Finance Committee review and have a special Board meeting in late October to approve a special assessment and any proposed revisions to the 2018 budget draft.

ADJOURNMENT:

Mr. Gamache moved to adjourn the meeting.

Mrs. Boles seconded the motion and it carried unanimously at 9:05 PM.