

The Landings Maintenance Association, Inc.

Board of Directors Meeting

May 22, 2018 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 Debra Boles.

Roll Call

The following Directors were present: Debra Boles, Scott Rassler, 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.

Ron Jacobowitz joined the meeting at 6:52 PM.

Andrew Medina and Michael Bakalar did not attend 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 March 27, 2018 Board of Director's Meeting

A motion was made by Mr. Gamache to accept the Minutes of the March 27, 2018 Board of Director's Meeting as presented.

The motion was seconded by Mrs. Boles and it carried unanimously by all present except for Mr. Gamache who was absent from the March 27th meeting.

Review of Certain Items Within the Community

- **Property Manager Issues**

Mr. Ellman updated the status of various issues including receivables, foreclosure, irrigation pipe breaks, guardhouse sewer line backup, and guardhouse staffing.

Mrs. Boles updated the status of the Go Fund Me page for Col. Glasser.

- **Projects**

 - **Sidewalks/Roots**

Mr. Ellman informed the Board that the project has been completed.

Mr. Gamache updated the Board on the final costs and the cost metrics to be used for future sidewalk repairs. The cost now include the use of heavy equipment, irrigation repairs and sod/soil replacement.

The Board discussed the increasing scope and costs of the annual sidewalk repairs and discussed the possibility of a special assessment. The Board agreed to update the status and cost of the sidewalk repairs before the next Board meeting.

Street/Roots

Mr. Ellman updated the Board.

Pelican and Mallard have been completed.

Egret is expected to be completed in the next 2 weeks.

- Financials

Mr. Gamache reviewed the April 2018 YTD financial statements.

The 2017 audit has been completed and the financial report was approved by the finance committee.

A motion was made by Mr. Ressler to approve the 2017 Audited Financial Statements

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

Mr. Ellman reviewed the hardwood tree trimming plan and cost estimate provided by DynaServ. The cost estimates are in line with the budget.

Insurance Renewal

Amanda Carvalho from John Gault Insurance reviewed the new insurance policies for the policy year commencing June 27, 2018.

The Board unanimously approved the renewal of the insurance policies.

Mr. Ovadia requested that the Board consider an increase in the umbrella liability policy coverage from \$10 million to \$15 million. The additional cost is \$246 per year.

ADJOURNMENT:

Mrs. Boles moved to adjourn the meeting.

Mr. Ressler seconded the motion and it carried unanimously at 8:12 PM.