

The Landings Maintenance Association, Inc

Board of Directors Meeting

May 24, 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 6:45pm by Bruce Gamache, President.

Roll Call

Present were Directors: Bruce Gamache, Debra Boles, Rafael Soltero, Michael Bakalar, Andrew Medina and Ron Jacobowitz; 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. Director Scott Rassler was absent.

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 22, 2016 Board of Director's Meeting

A Motion was made by Mr. Soltero to accept the Minutes of the March 22, 2016 Board of Director's Meeting as presented. The motion was seconded by Mr. Bakalar and it carried unanimously by all present.

Review of Certain Items Within the Community

- **Guardhouse Repairs**

The Board had several brief discussions concerning the upgrading of the guardhouse and its facilities. During the discussions the following motions and resolutions were passed.

1. Mr. Jacobowitz made a motion to accept the proposal from Alpha Windows for new impact windows (18) and doors (3) totaling \$15,724 plus permit costs. PGT Solarban with gray tint. The motion was seconded by Ms. Boles and it passed unanimously by all present. Director Mr. Gamache abstained from the vote.
2. Mr. Medina made a motion to approve the following estimates to upgrade the Guardhouse; \$4,000 for interior flooring, \$4,500 to upgrade the air conditioning and \$5,000 for electrical upgrades and including an area to be designated as an IT closet for certain equipment. The motion was seconded by Mr. Bakalar and it carried unanimously by all present.

Guardhouse Sewer Repair

The Board reviewed and discussed the ongoing issues with the sewer repairs at the guardhouse. The original agreement with A-1 Underground was amended on May 26, 2016 due to the change in scope of work to dig up the sewer pipe starting at the guardhouse and replace it to fix a slope problem. The current repair cost is \$12,000. A revised permit will be filed with the City of Weston by A-1 Underground.

- Rental Application

The Board had a discussion concerning the “Corporate Resolution Implementing Rules & Regulations Concerning Leasing Restrictions and Procedures” that was prepared by the Association’s legal counsel. A motion was made by Mr. Soltero to accept the resolution as prepared and it was seconded by Mr. Bakalar; the motion carried unanimously by all present.

The property manager shall mail the resolution to all Landings homeowners, as recommended by counsel, along with a link to the new Rental Application on the Association website.

- The Board reviewed the Association’s Insurance for 2016-2017 and the related policies. Ms. Carvalho of John Galt Insurance Agency made a presentation to the Board and after the presentation Mr. Bakalar made a motion to accept the renewal of the policies as presented with the change of the Umbrella Policy being raised to Ten Million Dollars, \$10mill. The motion was seconded by Mr. Soltero and passed with a vote of 5 in favor and 1 vote not in favor. The dissent vote was cast by Mr. Jacobowitz.
- The Board reviewed the agreement with the City of Weston “Access For Emergency Response and Disaster Debris Removal and Indemnification of The City and The Federal Emergency Management Agency”. This is an update to the original agreement with the city (signed on March 1, 2007) to conform to the present City of Weston Ordinances. A motion was made by Mr. Medina to accept the update as presented. The motion was seconded by Mr. Soltero and it carried unanimously by all present.

ADJOURNMENT:

Mr. Soltero moved to adjourn the meeting; Mr. Jacobowitz seconded the motion and it carried unanimously at 8:45pm.