

**The Landings Maintenance Association Inc.**  
**Damage Caused To Gate Arms**  
**March 2019**

**Policy Effective Date**

March 26, 2019

**Property Manager Contact**

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**Policy**

Homeowners are responsible for any property damage they or their guests cause in The Landings including damage to the gate arms in the entry and exit lanes.

The entry and exit lanes are monitored 24/7 with cameras and recorded video.

Homeowners and their guests are required to immediately report (to the guard on duty) any incidents if they hit a gate arm.

**Admin Fees**

The following admin fee schedule shall apply:

- \$100 admin fee if a gate arm is hit
- \$200 admin fee if a gate arm is hit and not immediately self-reported to the guardhouse
- \$300 admin fee if a gate arm is hit more than once in a 12 month period

The admin fee shall be payable to Property Manager to compensate for his time to contact the vehicle owner or homeowner and, if necessary, to review the video and to coordinate the repair/replacement of the gate arms.

**Vendor Service Fees**

The homeowner shall also reimburse the Association for all costs for vendor service calls (materials and labor) required to locate and review related video, replace the gate arm and repair any related damage to the gear box.

- Service call expenses include:      Labor    \$85+ per hour      New Gate Arm    \$250+

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 admin fees are not yet paid