

Board of Directors Meeting
The Landings Maintenance Association, Inc.

Tuesday, July 26, 2016 @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd, Weston, FL 33326

AGENDA

1. Open The Meeting

- a. Call to Order
- b. Establishment of Quorum
- c. Proper Meeting Notice

Motions
For Approval

2. Action Items (Discuss and Approve)

- a. May 24, 2015 Board Minutes #1
- b. Vendor Changes – Landscaping and Maintenance #2
- c. Street Repairs/Root Damage #3
- d. Guardhouse Repair/Upgrade Costs #4

3. Key Issues and Updates

- a. 395 Mallard Road Update – Short Sale
- b. Homeowner Issues
 - Boats in lake easements
 - Rental terms re: responsibility for maintenance payments by renters
- c. Projects
 - Sidewalk Repairs
 - Street Repairs/Root Damage
 - Guardhouse – Sewer, Windows/Doors, Upgrades
- d. Vendor Contracts
 - New - Dynaserv and Prime Maintenance
Replaced – Mainguy, Lunn and Sunset Maintenance (maintenance and irrigation)
 - Safari – tree trimming – palms 2x per year and hardwoods (next trim 2019)
- e. Pro Forma Annual Cost Savings
 - Landscaping \$6,600 see page 4 for details.
 - Maintenance 9,700 see page 4 for details
 - Gate Access 2,000 transfer data entry to property manager
18,300
 - Tree trimming – palms 11,000 TBD
\$29,300 savings help limit fee increases to \$10 per year 2017-2018
- f. 2016 Expenses Cancelled
 - June storm drain cleaning \$8,000
 - May mulch 11,000 May common area plus tot lot refresh
\$19,000 savings will help pay for guardhouse sewer repairs
and Phase 3 root damage repairs

g. Security Guard/Software Proposals

h. Vendor Survey

i. Q3 Newsletter

j. Reports

- Property Manager's Report
- Architectural Review
- Landscape/Facilities
- Finance
- Communications
- Security

4. Homeowners' Open Forum

5. Next Meeting – September 27, 2016

- Annual meeting and election of directors
- Process
- Proxy material sent to homeowners
- Voting – election of directors by neighborhood committee reps

6. Adjournment