

# The Landings Maintenance Association, Inc

## Board of Directors Meeting

January 26, 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 6:47pm by Bruce Gamache, President.

#### **ROLL CALL:**

Present were Directors: Bruce Gamache, Debra Boles, Scott Rassler, Michael Bakalar, and Rafael Soltero; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. Directors Ron Jacobowitz and Andrew Medina were absent. 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 DECEMBER 1, 2015 BOARD of DIRECTOR'S MEETING**

A Motion was made by Mr. Soltero to accept the Minutes of the December 1, 2015 Board of Director's Meeting as presented. The motion was seconded by Ms. Boles and it carried unanimously with Mr. Bakalar abstaining since he was not present for that meeting.

#### **REVIEW of CERTAIN ITEMS WITHIN the COMMUNITY:**

- The Board discussed the re-issue of the Association's Payment Coupon Books. Management informed the Board that the corrected books were mailed out to the members. After a short discussion a motion was made by Mr. Rassler to waive the 1<sup>st</sup> quarter 2016 late fee for an additional 30 Days due to the change of Management Companies and the correction of the payment coupon books. The motion was seconded by Mr. Bakalar and it carried unanimously.
- The Board was informed by Management that the Association's credit card has been approved and will be used for pre-approved expenses. Mr. Gamache made a motion to utilize the credit card for payment of the monthly web based cloud account to upload and digitally store the Association documents. The motion was seconded by Mr. Rassler and it carried unanimously.

- Discussions with Dynamic Integrated Security were put on hold until such time as they are finished with the beta phase at Palm/Orchid Island.
- The Board had a brief discussion concerning the Data Base Management of the Access Control System including the Gate Data System for the community. After the discussion it was determined to assign the responsibility of the data base maintenance to the Management Company. A motion was made by Mr. Rassler to assign the data base management of the Access Control System to Pro Community Management by April 1, 2016. The motion was seconded by Mr. Soltero and it carried unanimously.
- The Board discussed the Association's Late Payment Policy and reviewed the proposal that was submitted. After the discussion Mr. Soltero moved to accept the "Collection of Homeowner Fees and Late Payment Schedule" as presented. Mr. Rassler seconded the motion and it carried unanimously. The Collection Policy is attached as Exhibit A to these minutes.
- The Board unanimously approved the issuance of the 2016 Q1 Newsletter.

#### **BOD OPEN FORUM:**

The Board reviewed and discussed the ongoing issues with the Comcast installation. The replacement of sod, sidewalks, and the general cleanup of the area after installation were discussed. The Board also will contact Comcast concerning the payment due for certain damages caused by their subcontractors.

#### **ADJOURNMENT:**

Mr. Soltero moved to adjourn the meeting; Ms. Boles seconded the motion and it carried unanimously at 9:15pm.