

# **The Landings Maintenance Association, Inc**

## **Board of Directors Meeting**

July 26, 2016 6:30pm  
Bonaventure Town Center Club  
16690 Saddle Club Rd., Weston, Florida 33326

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### **MINUTES**

#### **Call to Order**

The Meeting was called to order at 6:35 PM by Bruce Gamache, President.

#### **Roll Call**

Present were Directors: Bruce Gamache, Scott Rassler, 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.

Michael Bakalar left the meeting at 7:45 PM.

#### **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 May 24, 2016 Board of Director's Meeting**

A Motion was made by Mr. Medina to accept the Minutes of the May 24, 2016 Board of Director's Meeting as presented. The motion was seconded by Mr. Rassler and it carried unanimously by all present.

#### **Review of Certain Items Within the Community**

- **395 Mallard Road House**  
Michael Bakalar updated the Board on the status of his previously approved purchase of the home in a short sale process with the bank.
- **Change in Landscaping and Maintenance Contracts**  
Bruce Gamache reviewed the benefits of changing contractors for landscaping related services and janitorial services, including estimated cost savings of \$16,000 per year.
  1. Mr. Medina made a motion to approve contracting Dynaserv through December 2018 (including a standard 30 day termination clause for cause) and Prime Janitorial on a month to month basis effective August 1, 2016. The Finance Committee had reviewed and approved the proposal and shall review and approve the agreements before signing the agreements. The motion was seconded by Mr. Rassler and it carried by a majority vote of 6-1 with Director Mr. Soltero opposing.
- **Street Repairs and Root Damage**  
Bruce Gamache reviewed the proposal from All Paving to repair street damage caused by tree roots and to restripe the roads. A listing of the locations of the repairs by address was distributed to the Board members. The Finance Committee recommended that a

contingency be added to the estimate. Mr. Soltero suggested that the Board properly notify the homeowners before the project commences.

1. Mr. Rassler made a motion to approve the All Paving proposal for up to \$85,000 including the contingency recommended by the Finance Committee. The Finance Committee had reviewed and approved the proposal and shall review and approve the agreement before signing the agreement. The motion was seconded by Mr. Soltero and it carried unanimously by all present.

- Guardhouse Repairs

Bruce Gamache reviewed the status of the sewer pipe repair and the delays caused by the City of Weston permitting process. A revised permit answering questions asked by the inspector will be filed with the City of Weston by A-1 Underground.

Mr. Gamache reviewed the guardhouse repair/upgrade project, summarizing the original scope for the interior and exterior and emphasizing that this is a one-time project expense that is expected to last 15-20 years. Changes to the scope included \$10,000 for electrical upgrades and a new air conditioner. Additional permits for structural and plumbing need to be filed as a result of repairing certain portions of the sheetrock.

During the discussion the following motion was passed.

1. Mr. Jacobowitz made a motion to approve the revised project cost for the guardhouse repairs and upgrades totaling \$45,667. The motion was seconded by Mr. Soltero and it passed unanimously.

There was a discussion about gatehouse security during the renovations to the guardhouse since the guards cannot work during the repairs and the gatehouse software system has been disconnected. Homeowners attending the meeting made suggestions that security be increased using additional roving patrols, stationing a marked car near the entrance, stationing a guard at the entrance and closing the gates late at night. The Board agreed to follow up and increase patrol presence at a minimum and to communicate with homeowners via an email blast.

- September Meeting

Bruce Gamache reminded the Board that the September meeting schedule includes the Annual Meeting and Election of Directors prior to the scheduled September 27<sup>th</sup> Board meeting. The Board discussed the proxy issues and process that includes the neighborhood committees, the nominations of directors and the voting by the voting members of the neighborhood committees.

**ADJOURNMENT:**

Mr. Jacobowitz moved to adjourn the meeting; Mr. Medina seconded the motion and it carried unanimously at 8:40 PM.