

Board of Directors Meeting
The Landings Maintenance Association, Inc.

Tuesday, September 27, 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. July 26, 2015 Board Minutes #1
- b. 395 Mallard Drive #2
- c. Pressure Washing Services #3
- d. Landscaping #4
- e. 2017 Budget #5
- f. Homeowner Fees - Late Fee Policy #6

3. Key Issues and Updates

a. Homeowner Issues

- 395 Mallard Road update – short sale
- Other

b. Projects

- Guardhouse Sewer Repairs
- Guardhouse Upgrades
- Street Repairs/Root Damage – moved to Q1 2017

c. Vendor Contracts

- Dynaserv – 34 vs 29 cuts, added palm tree trimming (2x per year)
- Safari – terminated after trimmed hardwoods
- Pressure washing, light post cleaning– transfer services to Bel Air Maintenance
- Security guard/software proposals

d. 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

e. 2017 Budget

- Review key assumptions and conclusions

f. Reports

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

4. Homeowners' Open Forum

5. Next Meeting – November 22, 2016

- Formally adopt 2017 budget at this meeting
- May reschedule to Dec due to Thanksgiving holiday

6. Adjournment