

THE LANDING CONDOMINIUM ASSOCIATION

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association, that the Board of Directors of the Association will be having a Board Meeting on:

DATE: July 25, 2023
TIME: 6:00 PM
PLACE: The Landing Condominium Association Clubhouse (953 Salt Pond Place)
& via online (Meeting link is available upon request)

MEETING AGENDA

- I. Call to order
- II. Establish a quorum
- III. Certify meeting notice was posted in accordance with Section 718.112(2)c) Florida Statutes 718 & Governing Documents
- IV. Approval of Previous Meeting Minutes: 6/27/23
- V. Financial Report
 - o Review of Financials: May and June
- VI. AR/Collections
- VII. ARC Applications
- VIII. Violations and Fines
 - a. None at this time.
- IX. Community Involvement Committee
- X. Manager's Report
- XI. Old Business (Unfinished Business from previous Board Meeting)
 - a. For Board Approval:
 - i. Leaf Pick Up Proposal (Salazar Brothers)
 - b. Ratification of Unofficial Approvals:
 - i. Tree Trimming Proposals (Davey Tree)
 - ii. Closing the CD Account & Transfer to Reserves Worker's Compensation Policy (Assured Partners)
- XII. New Business
 - a. For Board Approval:
 - i. Fire System Equipment Inspection Contract/Proposal (AFA Protective Services)
 - ii. 20-Year Fire Sprinkler Inspection (AFA Protective Services)
 - iii. Fire Extinguisher and Cabinet Proposal (AFA Protective Services)
 - iv. Storm Drain Hydro-Jetting Proposal (Brownie's Plumbing)
 - v. 956 Salt Pond #303: Roof Leak Repair (Property Resource One)
 - vi. Rock Installation at Front Entrance Fountain (Salazar Brothers)
 - b. Ratification of Unofficial Approvals:
 - i. Commercial Insurance Proposal (Assured Partners)
 - ii. Meter Stack Inspections Invoice (Super Fast Electric)
 - iii. 951 Salt Pond Place Roof Repair Proposal (Property Resource One)
 - iv. 623 Dory Lane Roof Repairs (Property Resource One)
 - v. 623 Dory Lane #303: Drywall Repairs due to Roof Leak (Byrd Concrete)
 - vi. 615 Dory Lane #104: Patio Structure Replacement (Byrd Concrete)
 - vii. Pool Repairs Proposal (J's Pools)
 - viii. Insurance Appraisal (All Florida Appraisal Group, Inc.)
 - ix. Building 633 Cicada Killer Treatment (Sterling/Clements Pest Control)
 - c. Unwanted Attic Access / Locks
 - d. Breezeway/Hallway Light Purchase (\$35 each)
 - e. Golf Carts
 - f. Satellite Dishes Installation
 - g. Expansion of Employee Responsibility
 - h. Increase of Security Camera Coverage
 - i. Providing Security Camera Footage to Residents
 - j. Dumpsters
 - k. Permanent Bulk Dumpster
 - l. Bats in Building 615, 958, 623: Sterling Pest Control Proposal Pending
 - m. Lightning Rod Installation
 - n. Use of the Revolving Credit Line
 - o. Commercial/Visitor Parking Relocation
 - p. After Hours Towing Agreement
 - q. Sprinkler Leak at 642 Dory Lane 12/24/22 – Insurance Claim
- XIII. Owner Requests Review
 - a. Owner Official Records Request
- XIV. Unanticipated Business
- XV. Announcements and Information for the Next Board Meeting on August 29th.
- XVI. Open Forum
- XVII. Adjournment