

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: **Tuesday, September 26, 2023**

TIME: **6:00 PM**

HOW: **Option #1:** In Person at The Landing Condominium Association Clubhouse (953 Salt Pond Place)

Option #2: ONLINE by calling (720) 527-5792; use access code #95332714

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. Discussion of Officers
- V. Approval of Previous Meeting Minutes: **7/25/23, 8/8/23, 8/22/23, 9/14/23, 9/26/23**
- VI. Financial Report
 - o Review of Financials: **July & August**
- VII. AR/Collections
- VIII. ARC Applications
 - a. ARC Applications / Deposit Request
- IX. Violations and Fines
 - a. 642-202 – Cease and Desist Letter Sent to Owner
- X. Community Involvement Committee, Chairperson Carol Schutz
- XI. Manager's Report

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MEETING AGENDA CONTINUED

- XII. Old Business (Unfinished Business from previous Board Meeting)
 - a. For Board Approval:
 - i. Attic Latches & Locks Addition
 - ii. Bats Removal - Buildings 958 & 623 (Proposals)
 - b. Commercial & Visitor Parking Options

- XIII. New Business
 - a. Ratification of Approvals:
 - i. 623-312 Emergency Roof Leak Repair (Property Resource One)
 - ii. 629 Stairwell Light Replacement (JPS)
 - iii. Pool Tiles from (Tile Depot)
 - iv. Golf Cart Purchase & Down Payment (Tractor Supply)
 - v. Drywall and Wood Rot Repairs & Permits for 976, 623, 643 (Byrd Concrete & Mid Florida General Contracting, LLC)
 - b. For Board Approval (Proposals Provided):
 - i. Termite Removal (Bldg. 623 & 637)
 - ii. Fire Extinguisher Re-Certification
 - iii. Gutter Repair for 633
 - iv. Property Management Company Replacement
 - v. Condominium Attorney
 - vi. Railroad Ties Behind 627
 - vii. Backflows
 - viii. Bulk Dumpster
 - ix. French Drain Clean Outs
 - x. Emergency Phone Pay Rate Request
 - xi. New Garbage Container for Second Pool
 - xii. Spectrum Bulk Contract
 - xiii. Security/Off-Duty Officer
 - xiv. Fire System Inspection Contracts
 - c. All Electric Invoices (Pay Now vs. Waiting for Insurance Check)
 - d. Resident Parking Rental Option
 - e. Water Heater Incentive Program
 - f. Reminder: October Board Meeting Date **10/24/23**, not 10/31/23
 - g. Budget Meeting Date Set: **October 5, 2023, at 3:00 PM**
 - h. Annual Meeting Date Set: **November 1, 2023, at 6:00 PM**

- XIV. Owner Requests Review
 - a. None at this time

- XV. Unanticipated Business

- XVI. Open Forum

- XVII. Adjournment