

# 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, October 24, 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. Approval of Previous Meeting Minutes:
  - a. **9/26/23(Board Meeting)**
  - b. **10/5/23 (Budget Meeting)**
- V. Financial Report
  - o Review of Financials: **September**
- VI. AR/Collections
- VII. ARC Applications
  - a. ARC Committee Appointment
  - b. ARC Applications / Deposit Request
- VIII. Violations and Fines
  - a. Compliance Committee Appointment
  - b. Fitness Room Vandalism Repairs and Possible Violation
    - i. Window Repairs \$300 / Paid by Tenant
    - ii. Mirror Repairs \$2,000 / Not yet Paid
  - c. Mailbox Violation, License Plate Switches, Unregistered Cars After Hours, Possible Window Vandalism (Tenants)

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## MEETING AGENDA CONTINUED

- IX. Community Involvement Committee, Chairperson Carol Schutz
- X. Manager's Report
- XI. Old Business (Unfinished Business from previous Board Meeting)
  - a. For Board Approval:
    - i. Association Attorney Replacement
    - ii. Pool Fob System Proposals
    - iii. Spectrum Internet Bulk Contract
    - iv. Security Officer Proposal Review
    - v. Fire System Inspection Proposals
    - vi. Water Heater Incentive Program
- XII. New Business
  - a. Ratification of Approvals:
    - i. Transfer of monies from Specialty Management to P & R Housing Management (\$39,937.67)
    - ii. Termite Removal (Bldg. 623 & 637) Orkin (\$107,000.00)
    - iii. Trailer for Utility Vehicle from Tractor Supply (\$1,000.00)
    - iv. Tent/Cover for Utility Vehicle from Vevor (\$194.99)
    - v. Endorsing Up the Values due to the Insurance Appraisal's Report / Increase will be \$5,952,642.00 / 19% Increase Over the Values Currently on the Insurance Policy
    - vi. 625 A/C Drain Line Flushing by Josko, LLC (\$195.00)
  - b. For Board Approval (Proposals Provided):
    - i. Backflow Repairs after Inspection
    - ii. Filter Pump Replacement for Both Pools
    - iii. Spa Heater Replacement
    - iv. Ground Leveling for Utility Cart Storage
    - v. Camera Installation for Second Pool
    - vi. Entrance Fountain Leak Repair
  - c. Duck Issues
  - d. Fire Extinguisher Certification & Fine
  - e. Christmas Party Discussion
- XIII. Owner Requests Review
  - a. None at this time
- XIV. Unanticipated Business
- XV. Open Forum
- XVI. Adjournment

**\*\*Please hold off all questions and comments until Open Forum\*\***

**\*\*A hard copy of this Agenda will be provided to all attendees\*\***