

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, November 28, 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. **10/24/23(Board Meeting)**
 - b. **11/21/23 (Meeting with Specialty Management and PNC Bank)**
- V. Financial Report
 - o Review of Financials: **October**
- VI. AR/Collections
- VII. ARC Applications
 - a. 635-303 – Bathtub Replacement for Approval
- VIII. Violations and Fines / Compliance Committee
 - a. 625-201- Fitness Room Vandalism Repairs and Possible Violation **STATUS**
 - i. Window Repairs \$300 / Paid by Tenant
 - ii. Mirror Repairs \$2,000 / Not yet Paid
 - b. 958 Tenants: Mailbox Violation, License Plate Switches, Unregistered Cars After Hours, Possible Window Vandalism (Tenants) **STATUS**
 - c. 629-306 – Permit Violation for HVAC Installation
 - d. \$200.00 Fine for Not Attaining Permit
 - e. Fire Extinguishers

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MEETING AGENDA CONTINUED

- IX. Community Involvement Committee, Chairperson Linda Roberts
- X. Manager's Report
- XI. Old Business (Unfinished Business from previous Board Meeting)
 - a. For Board Approval:
 - i. Security Officer Proposal Review
 - ii. Fountain Slab Replacement Proposals
 - b. Water Heater Incentive Program
 - c. Satellite Dishes
- XII. New Business
 - a. Ratification of Approvals:
 - i. PH & Chlorine Feeder with Tanks Installation as per the Health Department by Infinity Edge Pool Service LLC
 - ii. Treadmill Safety Key Replacement by First Place Fitness Equipment, Inc.
 - iii. Emergency Lights Addition Proposals
 - b. For Board Approval (Proposals Provided):
 - i. Building 633 Downspout Replacement/Cleaning
 - ii. Camera Installation for Second Pool Proposals (2024)
 - iii. Annual Exit Signs & Emergency Lights Contract (VSC)
 - iv. Pool House Doors Replacement
 - v. Fire Walls & FDC Pipes Insulation
 - vi. Fire Inspection Repairs
 - c. 2023 Resident Parking Decals
- 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****