

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, December 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. Approval of Previous Meeting Minutes:
 - a. **11/28/23(Board Meeting)**
 - b. **12/13/23 (WOW Fiber & Association Attorney)**
 - c. **12/21/23 (Hearing for HVAC Installation without Approval)**
- V. Financial Report
 - o Review of Financials: **October & November**
- VI. AR/Collections
- VII. ARC Applications / Compliance Committee
 - a. None at this time
- VIII. Violations and Fines / Compliance Committee
 - a. Proposed Violation Policy for Approval
 - b. Fire Extinguishers \$50 Fine Hearing Dates
 - c. Retraction of \$500.00 Fine for Unapproved Tenants in Rules and Regulations
 - d. Fitness Room Vandalism Repairs
 - e. Satellite Dishes Violation / Deadline to Remove Dishes 1/17/24
- IX. Community Involvement Committee, Chairperson Linda Roberts

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MEETING AGENDA CONTINUED

- X. Manager's Report
- XI. Old Business (Unfinished Business from previous Board Meeting)
 - a. For Board Approval:
 - i. None at this time
- XII. New Business
 - a. Ratification of Approvals:
 - i. Spa Heater Electric Wiring by JPS
 - ii. Emergency Lights Installation by JPS
 - iii. Fire Inspection Repair Proposals by VSC Fire
 - b. For Board Approval (Proposals Provided):
 - i. Orkin Termite Bond (Dry Wood and Subterranean)
 - ii. 625 Drain Line Replacement
 - iii. Pool House Doors Replacement
 - iv. 974 Storage Room Door Replacement
 - v. Dumpster Enclosure Doors Replacement
 - vi. 643 Pool Area Fence Installation to Prevent Duck Feeding
 - vii. Plant Removal from FDC Signs as per Life & Safety Report
 - viii. Fitness Room Treadmill Belt Replacement
 - c. Age Limit for the Fitness Room and Both Pools
 - d. 2023 Resident Parking Decals
 - e. 2024 Meeting Dates and Times
 - f. Water Usage Refund for 951 Salt Pond Place
- XIII. Owner Requests Review
 - a. Reimbursement for 2022 Fire Repairs
- 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****