

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, February 27, 2024**

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. **Hearing: 1/30/24**
 - b. **Board Meeting: 1/30/24**
- V. Financial Report
 - o Review of Financials: **January**
- VI. AR/Collections
- VII. ARC Applications / Compliance Committee
 - a. Non-ARC Approvals: Immediate Fine
 - b. 974-204 – Camera Installation – Approved
 - c. 957-204 – Water Valve and Showe Trim Replacement – Approved
 - d. 635-302 – Floor Replacement – Approved
 - e. 635-302 – HVAC Replacement – Approved
 - f. 956-107 – Deadbolt Replacement – Approved
 - g. 633-202 – Sprinkler Head Cleaning – Approved
 - h. 633-104 – HVAC Replacement -
- VIII. Violations and Fines / Compliance Committee
 - a. Proposed Violation Policy for Approval
 - b. Balcony Disturbances (Carol)
 - c. Flooring Color Approval – Pebbled Path PFC-73
 - d. Non-Compliant Fire Extinguishers Violation
 - i. Certified Fire Extinguishers Not Provided as of Today
- IX. Rule and Regulations Committee
 - a. Rules for Approval
 - b. Balcony Unit Owner Responsibilities vs. Association
 - c. Owner Decals

THE LANDING CONDOMINIUM ASSOCIATION

- d. Contractors to Check in with the Office Before Any Work Commences

- X. Community Involvement Committee, Chairperson Linda Roberts

- XI. Manager's Report

- XII. Old Business (Unfinished Business from previous Board Meeting)
 - a. For Board Approval:
 - i. Security Officer Proposal
 - ii. Gutter Repairs and Gutter Guards Proposals
 - iii. 974 Storage Door Proposal

- XIII. New Business
 - a. Ratification of Approvals:
 - i. House Light Panels Clean Up Proposal
 - b. For Board Approval (Proposals Provided):
 - i. Wind Mitigation Proposal (due this year)
 - ii. Fire Riser Insulation (City Request)
 - c. Reserved Spots: Changing Decal Information

- XIV. Owner Requests Review
 - a. Reimbursement for \$30.00 for Stop Payment for Lost Check

- XV. Unanticipated Business

- XVI. Adjournment

****Please hold off all questions and comments until AFTER the Board meeting is adjourned****

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