

# 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, March 26, 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. 2/26/24 – Workshop Meeting for Fire Sprinkler Replacement Discussion
  - b. 2/27/24 – Board Meeting Minutes
  - c. 3/6/24 – Workshop Meeting for Payroll & Management Company Discussion
- V. Financial Report
  - a. Review of Financials: February
- VI. AR/Collections
  - a. Collection Policy Adopted on 3/6/24
  - b. Reinstating Late Fees or Interest
- VII. ARC Applications / Compliance Committee
  - a. 623 – Floor Replacement
- VIII. Violations and Fines / Compliance Committee
  - a. Fire Extinguisher Violations Update
- IX. Rule and Regulations Committee
  - a. Nothing at this time
- X. Community Involvement Committee, Chairperson Linda Roberts
- XI. Manager's Report
- XII. Old Business (Unfinished Business from previous Board Meeting)
  - a. Ratification of Approvals:
    - i. Fire Riser Insulation Proposals (VSC Fire) \$5,845.00
  - b. For Board Approval:
    - i. Security Officer Proposal
    - ii. Gutter Repairs and Gutter Guards Proposals
    - iii. 974 Storage Door Proposal
    - iv. OWL Speaker System Proposal
- XIII. New Business
  - a. Ratification of Approvals:
    - i. Approving the Use of Reserves for Life and Safety Repairs
    - ii. Payroll Switch to In-House via QuickBooks
  - b. For Board Approval (Proposals Provided):

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- i. Fire Sprinkler Replacements
    - ii. 627 Window Repair
  - c. Rental of Vehicle Parking Spots
  - d. Requesting Maintenance Assistance
- XIV. Owner Requests Review
- a. Reimbursement for Stop Payments for Lost Checks
- XV. Unanticipated Business (To Be Approved Next BOD Meeting)
- 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\*\***