

# 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, April 30, 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. 3/26/24
- V. Financial Report
  - a. Review of Financials: March
- VI. AR/Collections
  - a. Nothing at this time
- VII. ARC Applications / Compliance Committee
  - a. 643 – HVAC Replacement – Approved
  - b. 625 – Emergency HVAC Replacement – Approved
  - c. 629 – HVAC Heat Pump Replacement – Approved
  - d. 623 – Spectrum Cable Installation – Pending Approval
- VIII. Violations and Fines / Compliance Committee
  - a. 26 Fire Extinguisher Fines \$100 for non-compliance and \$50 for a new extinguisher by 3/25/24 deadline.
  - b. 642 – Cease and Desist – Repairs without prior approval
  - c. 633 – Disturbance – Second Violation
  - d. Termite Treatment Missed Units
- 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)

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- a. Ratification of Approvals:
    - i. 627 Window Repair (invoice pending) – Salazar Brothers
  - b. For Board Approval:
    - i. OWL vs. Toucan Speaker System Proposal
    - ii. Fire Sprinkler Repairs
    - iii. Byrd Concrete Future Repairs
- XIII. New Business
- a. Ratification of Approvals:
    - i. Generator
    - ii. Broken Steps at 643 & 631 (Weld Pro)
  - b. For Board Approval (Proposals Provided):
    - i. Dumpster Pick-Up Proposals
    - ii. Oak and Palm Tree Trimming Proposals
    - iii. Pressure Washing Proposals
  - c. OSHA Training
  - d. Cameras and High Lumen Lighting for Parks
  - e. Board of Directors Code of Ethics Adoption
  - f. Reserved Parking for Owners Living on Site
  - g. Reserved Parking for Tenants
  - h. Paying Paul Davis Upfront for 951 Repairs to be Complete
  - i. Hearing Date set for Life and Safety Inspection Repairs
- XIV. Owner Requests Review
- a. Owner Spot Request / Galinski
- 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\*\***