

**The Landing Condominium Association, Inc.
Board of Directors Meeting Minutes**

January 28, 2025

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|--|-----------------|--------------------------|
| Jonathan Westmoreland, President | Attended | |
| Ricardo Palmo , Vice President | | Attended via Zoom |
| Carol Schutz, Secretary/Treasurer | Attended | |

Management Present : Jeanny Tejada, LCAM

Others Present:(19) Nineteen Owners in Attendance (2) two via Zoom.

- I. **Call to order** Jonathan Westmoreland called the meeting to order at **6:05 PM**
- II. **Establish a quorum**; Jeanny Tejada stated that we have a quorum of the Board.
- III. **Notice was posted in accordance with Florida Statute 718 and Governing Documents**;
- IV. Jonathan Westmoreland **motioned to approve Nov 26, 2024 Minutes**, Carol Schutz seconded, **motion carried**.
- V. **Financial Report**: Jonathan Westmoreland **motioned to approve the December financials**; Carol Schutz seconded; **motion carried over unanimously**.
- VI. **AR/Collections: (2)** Two Owners are currently in collections.
- VII. **Architectural Review Committee Applications**
- VIII. **Violations and Fines/Compliance Committee**
- IX. **Community Involvement Committee**: Linda Roberts, Committee Chairperson. Light posts are still out on Great Pond and Buoy Lane on the left side. Super-Fast Electric was out assessing the issue. Problem persists.
- X. **Manager's Report**: read by Jeanny Tejada, Manager
- XI. **Old Business**: Jonathan Westmoreland **motioned to approve and ratify the Eustis Roofing Contract for Bldgs 621 & 623**. Carol Schutz seconded; motion carried over unanimously.
- XII. Jonathan Westmoreland **motioned to approve and ratify Firewall Contract by Tactical Builders**. Carol Schutz seconded; motion carried over unanimously.
Jonathan Westmoreland **motioned to approve and Ratify Estoppel Preparation done at the COA Office for additional Income**. Carol Schutz seconded; motion carried over unanimously
- XIII. **New Business**:
 - a. **Stair Repair Proposals - Tabled**
 - b. Jonathan Westmoreland **motioned to approve the Re-Sling Pool Chair Contract by Sunbrite Outdoor Furniture**.
 - c. Jonathan Westmoreland **motioned to approve the fountain option for the entrance**. Carol Schultz seconded; motion carried over unanimously.
 - d. Jonathan Westmoreland **motioned to approve the VSC Fire Sprinkler repair quote and down payment**. Carol Schultz seconded; motion carried over unanimously.
 - e. **Jonathan Westmoreland motioned to approve the association to begin the Loan Application process that would pay for the required repairs. To include stairs,**

Approved: _____

Carol Schutz

Engineer, fire wall, pool spa repair Roofs for buildings 621 and 623. Carol Schultz seconded; motion carried over unanimously

f. Engineer Phase 2 Agreement = Tabled

a. Jonathan Westmoreland motioned to approve the VSC Fire Sprinkler repair quote and down payment. Carol Schultz seconded; motion carried over unanimously.

7:47 PM Jonathan Westmoreland motioned to Adjourn the Meeting. Carol Schultz seconded; the motion carried over unanimously.

Respectfully submitted, Jeanny Tejada, LCAM

Approved: _____

Carol L. Schultz

**The Landing Condominium Association, Inc.
Board of Directors Meeting Minutes**

February 25, 2025

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|--|-----------------|-------------------------------------|
| Jonathan Westmoreland, President | Attended | |
| Ricardo Palmo, Vice President | | Attended via Conference Call |
| Carol Schutz, Secretary/Treasurer | Attended | |

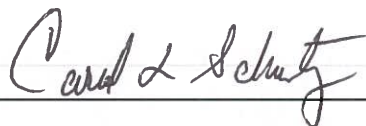
Management Present : Jeanny Tejada, LCAM

Others Present: (11) Eleven Owners in Attendance

- I. **Call to order** Jonatan Westmoreland called the meeting to order at **6:07 PM**
- II. **Establish a quorum**; Jeanny Tejada stated that we have a quorum of the Board.
- III. **Notice was posted in accordance with Florida Statute 718 and Governing Documents**;
- IV. Jonathan Westmoreland **motioned to approve January 28, 2024 Minutes**, Carol Schutz seconded, **motion carried**.
- V. **Financial Report**: Jonathan Westmoreland **motioned to approve the January financials**; Carol Schutz seconded; **motion carried over unanimously**.
- VI. **AR/Collections: (2)** Two Owners are currently in collections.
- VII. **Architectural Review Committee Applications**
- VIII. **Violations and Fines/Compliance Committee**
- IX. **Community Involvement Committee**: Linda Roberts, Committee Chairperson. Building 635 gutter hanging off building, spoke of abandoned vehicles not tagged.
- X. **Manager's Report**: read by Jeanny Tejada, Manager
- XI. **Action Items (Old Business)**:
 - i. Jonathan Westmoreland **motioned to approve Stair Proposals by Universal Metal Contract for Bldgs 615, 631, 621, 957 & 958**. Carol Schutz seconded; **motion carried over unanimously**.
 - ii. Jonathan Westmoreland **motioned to end TG Architecture Contract at Phase 1**. Ricardo Palmo seconded; **motion carried over unanimously**.
 - iii. Sprinkler Repair end to work – Tabled

Homeowner discussion on Sprinkler repairs and Emergency after a sprinkler line broke. 625-302 Shanda complained that the Administrative Assistant Tommi Reynolds, never answered the emergency phone on Saturday. There was a constant leak and when she did speak to Tommi Reynolds, Tommi told her she would call her back but never gave her a follow up call. The homeowner would like to have Tommi fired for her poor attitude, irresponsiveness and no follow up to an emergency leak that caused her ceiling to collapse. Five (5) other homeowners and (1) one board member agreed that Tommi Reynolds has treated people rudely for years and should be fired due to her unprofessionalism. The board president told everyone that the office is run by Jeanny Tejada and the Manager should make that decision. Further discussions will be had with employee and board members, regarding possible termination TBA.

Approved: _____



XII. New Business:

- a. Jonathan Westmoreland motioned to approve a Beautification Committee with two residents, Linda and Patrick volunteering. Carol Schutz seconded; motion carried over unanimously.**
- b. Introduction of New Employee Maintenance Tech Jason Rodriguez.**
- c. Jonathan Westmoreland motioned to approve the Rattlesnake Security Company contract for Fire Watch temporary service. Carol Schultz seconded; motion carried over unanimously.**

7:13 PM Jonathan Westmoreland motioned to Adjourn the Meeting. Carol Schultz seconded; the motion carried over unanimously.

Respectfully submitted, Jeanny Tejada, LCAM

Approved: _____

Carol L. Schutz

**The Landing Condominium Association, Inc.
Board of Directors Meeting Minutes**

March 28, 2025

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|--|-----------------|--|
| Jonathan Westmoreland, President | Attended | |
| Ricardo Palmo , Vice President | Attended | |
| Carol Schutz, Secretary/Treasurer | Attended | |

Management Present : Jeanny Tejada, LCAM and Van Hall, Administrative Assistant

Others Present:(7) Seven Owners in Attendance (1) two via Zoom.

- I. **Call to order** Jonathan Westmoreland called the meeting to order at **6:07 PM**
- II. **Establish a quorum;** Jeanny Tejada stated that we have a quorum of the Board.
- III. **Notice was posted in accordance with Florida Statute 718 and Governing Documents;**
- IV. Jonathan Westmoreland **motioned to approve Feb 25,2025, Minutes**, Carol Schutz seconded, **motion carried.**
- V. **Financial Report:** Jonathan Westmoreland **motioned to approve the Feb financials;** Carol Schutz seconded; **motion carried over unanimously.**
- VI. **AR/Collections:** (2) Two Owners are currently in collections.
- VII. **Architectural Review Committee Applications**
- VIII. **Violations and Fines/Compliance Committee**
- IX. **Community Involvement Committee:** Linda Roberts, Committee Chairperson. Dogs walked off leash feces needs to be cleaned. Manager will order another dog station.
- X. **Manager's Report:** read by Jeanny Tejada, Manager
- XI. **Old Business:** Updates for Stair Repair, Engineer Cancellation of contract and Sprinkler Updates.
- XII. **New Business:**
 - a. **Daves Pest Control Monthly Contract - Tabled**
 - b. Jonathan Westmoreland **motioned to give Landscaper Jesus 45 day Probationary period.** Ricardo Palmo seconded; **motion carried over unanimously**
 - a. Jonathan Westmoreland **motioned to approve the VSC Fire Sprinkler repair quote and down payment.** Carol Schultz seconded; **motion carried over unanimously.**

6:52 PM Jonathan Westmoreland **motioned to Adjourn the Meeting.** Carol Schultz seconded; **the motion carried over unanimously.**

Respectfully submitted, Jeanny Tejada, LCAM

Approved: _____

**The Landing Condominium Association, Inc.
Board of Directors Meeting Minutes**

April 29, 2025

| | | |
|--|-----------------|--|
| Jonathan Westmoreland, President | Attended | |
| Ricardo Palmo , Vice President | | |
| Carol Schutz, Secretary/Treasurer | Attended | |

Management Present : **Jeanny Tejada, LCAM and Van Hall, Administrative Assistant**

Others Present:(11) Eleven Owners in Attendance (0) Zero via Zoom.

- I. **Call to order** Jonathan Westmoreland called the meeting to order at **6:03 PM**
- II. **Establish a quorum;** Jeanny Tejada stated that we have a quorum of the Board.
- III. **Notice was posted in accordance with Florida Statute 718 and Governing Documents;**
- IV. Jonathan Westmoreland **motioned to approve Mar 28,2025, Minutes,** Carol Schutz seconded, **motion carried.**
- V. **Financial Report:** Jonathan Westmoreland **motioned to approve the Feb financials;** Carol Schutz seconded; **motion carried over unanimously.**
- VI. **AR/Collections: (2)** Two Owners are currently in collections.
- VII. **Architectural Review Committee Applications**
- VIII. **Violations and Fines/Compliance Committee**
- IX. **Community Involvement Committee:** Linda Roberts, Committee Chairperson. Reported lights out bldg. 635, Jonathan reported light out at bldg. 956
- X. **Manager's Report:** read by Jeanny Tejada, Manager
- XI. **Old Business:** Updates for Stair Repair, Firewall, Landscaper and Sprinkler Updates.
- XII. **New Business:**
 - a. **Management Bids - Tabled**

6:45 PM Jonathan Westmoreland **motioned to Adjourn the Meeting.** Carol Schutz seconded; **the motion carried over unanimously.**

Respectfully submitted, *Jeanny Tejada, LCAM*

Approved:_____