

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

July 21, 2025

Jonathan Westmoreland, President	Attended	Via Zoom
Ricardo Palmo , Vice President	Attended	Via Zoom
Carol Schutz, Secretary/Treasurer		

Management Present : Jeanny Tejada, LCAM

Attendance (3) Three via Zoom.

- I. **Call to order** Jonathan Westmoreland called the meeting to order at **4:30 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. **New Business:**
 - a. **A motion was made by Jonathan Westmoreland and seconded by Ricardo Palmo to approve the loan from Truist Bank in the amount of \$1,009,000.00. The Board also authorizes the President, VP and/or Treasurer to execute all documents necessary to secure the loan. The funds will be used to cover expenses related to the Milestone Inspection and Reserve Study–identified projects, which include:**

The Board discussed securing a loan in the amount of \$1,009,000.00 from Truist Bank to fund several critical infrastructure and capital improvement projects. The proposed use of funds is as follows:

 - **Universal Metal (Balcony & Railing Work) – \$800,000.00 (change orders allowed) .**
 - **Firewall Repairs – Tactical Builders – \$6,850.00**
 - **Engineering Services – TG Architecture – \$52,500.00**
 - **Roof Repairs:**
 - **Building 623 – \$20,281.07**
 - **Building 621 – \$8,561.06**
 - **Pool Spa and Leak Repairs – Prime Pool:**
 - **Pool 1 spa pump replacement – \$487.20**
 - **Additional Repairs – \$3,614.24**

Ricardo Palmo seconded. Motion carried over unanimously.
 - b. **Jonathan Westmoreland motioned that the board repay the loan through a Special Assessment levied on unit owners, structured to follow the loan repayment schedule. The vote, and the details to include the amount of the Special Assessment will occur, once the Loan is finalized at a duly noticed meeting of the membership in accordance with the Florida Statutes. Ricardo Palmo seconded. Motion carried over unanimously.**

4:34 PM Jonathan Westmoreland motioned to Adjourn the Meeting. Carol Schutz seconded; the motion carried over unanimously.

Respectfully submitted, Jeanny Tejada, LCAM

Approved: _____

