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**BOARD OF DIRECTORS June 2008 to June 2009**

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<i>Vice President</i>	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
<i>Treasurer</i>	Amy Ramos		Amyramos33@cfl.rr.com
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<i>Director</i>	Marie Adamour	407-757-2023	marieadamour@earthlink.net

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# Community

## GARAGE SALE

### Saturday, April 25th

### 8 AM to 2 PM



**MAKE A LITTLE  
EXTRA CASH!**

**GET OUT AND MEET  
YOUR NEIGHBORS!**





**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 18, 2009**



**CALL TO ORDER:** A quorum was established and Charles Bradley called the meeting to order. Present were board members Charles Bradley, Beth Frame, Tom Carter, Marie Adamour, and Amy Ramos. Anita Roberts represented management. A number of homeowners were also in attendance.

**MINUTES** of the February board meeting were presented for review. The minutes were corrected under the Financial Statement to read as follows: "Amy reviewed the income and expenses for the month and noted \$14,861.85 was owed to the association for past due assessments for the current and prior month year carryover." Under Community Relations the last sentence was corrected to read as follows: "Beth will post the minutes and agenda for each meeting upon receiving a key to the bulletin board. The minutes were approved as corrected."



**FINANCIAL STATEMENT:** Amy Ramos reviewed the income and expenses for February 28, 2009. Several questions were forwarded to management prior to the meeting for clarification purposes on the financial. Amy also requested management review the monthly Florida Public Utilities bill to monitor the gas usage on the gas lamps. The financial report was approved as presented.

**MANAGEMENT REPORT** was given by management and a copy is filed in the corporate book of the association. Management provided the Year End Financial Report as prepared by Joe Michalak, CPA. Discussion was held on the road sealcoating and management noted Driveway Maintenance will be providing a bid for the section of pavement near the old recreational storage area. Discussion was held on the Waste Pro vehicles and management will forward a letter to the company to report the displeasure with the company. Discussion was held on a complaint with regards to barking dogs and a letter will be forwarded to the owner to control their pet.

Prior to moving into the business for the evening, Mayor Sackett attended the meeting to give an update on the progress in the city. Mayor Sackett noted the road widening along 434 is going slower than anticipated and the Department of Transportation has already acquired the property from I-4 to Palm Springs Road. Publix has shown interest in the old Pic-n-Sav building as well as Fresh Market. The Winn-Dixie is planning to upgrade their store this year. Reiter Park has a large project and will be upgrading the sports complex. A new fire station is being built at Lake Emma and EE Williamson. A church is being built on Church Avenue and the board inquired about the placement and it was noted that section of land is zoned for commercial use. Mayor Sackett also updated the board on the train station and work should begin in October. The Board thanked Mayor Sackett for the updates on the City of Longwood.



**COMMITTEE REPORTS:**

**NEIGHBORHOOD WATCH:** Tom Carter reported he has made contact with an owner to be on the Neighborhood Watch. A sign will be placed at the entrance advising that the Landings has a Neighborhood Watch.



**ARCHITECTURAL CONTROL COMMITTEE:** Chuck Bradley reported there is one pending application for the replacement of a fence with composite wood, not vinyl. Chuck will present it to the board for final approval upon review of the ACB Committee.

## March minutes continued...



**GATE MAINTENANCE:** Richard Linton reported the gate is working well. A resident noted the gate is still shocking residents and Chuck Bradley noted this may be due to the sealcoating and steps are underway to add markings to the road with shock resistant paint.

**TENNIS COURT AND POOL:** Amy Ramos reported and will reset the timer clocks for the pool and tennis court due to the daylight savings time. A leak was reported in the "t" joint at the vacuum pump and the pool company was advised to repair the leak.

**COMMUNITY RELATIONS:** Beth Frame noted there is a new tenant at 1230 Harbour Drive and management will follow up with the owner to get the name of the tenant.

**NEWSLETTER COMMITTEE:** Chuck Bradley reported the Garage Sale is scheduled for April 25<sup>th</sup>. Management will obtain the permit and place an advertisement in the Orlando Sentinel.

**GROUNDS AND MAINTENANCE / AQUATIC MAINTENANCE:** Tom Carter reported on the grounds and maintenance activity for the month. Two bid proposals have been received for the curbing repair at Torrey Oaks Court and the board agreed to revisit the bids at the April meeting. Marie Adamour reported the Turtle Rock irrigation has been repaired and sod was added to the islands. Management will follow up with Aquatic Biologists regarding the additional treatment of the lake and pond.

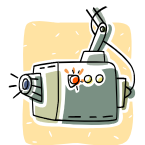


**DOCUMENT REVIEW COMMITTEE:** Charles Bradley reported he is still reviewing the documents.

**WEBSITE:** Chuck Bradley reported no changes have been made to the website at this time. Marie Adamour noted that Hulett would like to advertise in the next newsletter and management will forward the costs to them.

### OTHER BUSINESS:

**Curb Repair:** Marie Adamour noted several island curbs need to be repaired and Marie will review them and advise. The board reported the trash pickup issues with Waste Pro as to how the curbs are damaged and Mayor Sackett will discuss the issue with the company and follow up with the resolution.



**Security:** Discussion was held on the security cameras and Tom Carter will inquire if a camera can be aimed toward the restrooms for additional security purposes.

**Special Meeting Minutes:** The Special Board Meeting minutes of March 7, 2009 were presented to the board for review and discussion. They were accepted as presented.

Discussion was then held on the special meeting with regards to seeking proposals for new management services. EPM provided an updated bid proposal and will forward to all members of the board. Discussion was held with EPM with regards to management services and management updated the board as to the resolution that is being taken within EPM Services.

The floor was then opened to the homeowners in attendance. There was no discussion from the floor. The meeting was adjourned at 8:50 pm.



**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS SPECIAL MEETING MINUTES  
MARCH 7, 2009**



A quorum was established and Chuck Bradley called the meeting to order at 10:30 am. Present were board members Chuck Bradley, Tom Carter, Amy Ramos, Marie Adamour and Beth Frame. Approximately 12 homeowners were also in attendance.

Chuck Bradley stated that the purpose of the meeting was to discuss changing management companies and to evaluate the proposals submitted by four different management companies. He then opened the meeting up for member discussion and input.

A homeowner asked why changing management companies was being considered by the board. Chuck Bradley explained that he had had several homeowners express concern over lack of response, or excessive response time to their calls or emails. There was concern that EPM lacked the resources necessary to provide service, for example when Anita was on vacation or otherwise unavailable.

Amy Ramos stated that the board had evaluated many items in an attempt to keep costs under control and to reduce where possible. Evaluating the management company as to service and price was part of this process. Chuck Bradley added that the board had a fiduciary responsibility to the community to evaluate whether the expense of the current management company was in line with the level of service received.

A homeowner asked if the current management company was aware that the board was looking at other companies. A couple of homeowners stated that they had spoken with Anita Roberts of EPM. Chuck Bradley said that he had also spoken with Anita and had asked twice for EPM to give a proposal but that she would not commit to a price.

Tom Carter requested a show of hands in favor of changing management companies and it was approved.

Several homeowners had suggestions and/or questions for the board to ask the management companies under consideration. These included:

1. Asking for references
2. Getting details in writing
3. Comparing “apples to apples” between companies and with EPM
4. Asking if there is a start up fee
5. Having attorney review the contract prior to signing
6. Recommending a 2 year vs. 1 year contract
7. Recommending board speak with a homeowner with previous experience in community management

## Special Board Meeting continued...

The board then turned to evaluating the four proposals previously received. A 5<sup>th</sup> company was recommended by a homeowner; however, as it was a real estate company with a management department, the board decided not to ask for a proposal feeling that it might not have the focus desired and that there might be a conflict of interest.

Proposals had been received from the following companies:

- Sentry Management
- Leland Management
- OSS Association Management
- Hara Management

Hara Management was eliminated based on cost. Sentry Management was eliminated because of size and a board member's experience with poor response time. OSS Association Management was eliminated over concern that the small company would not be able to provide the level of service desired.

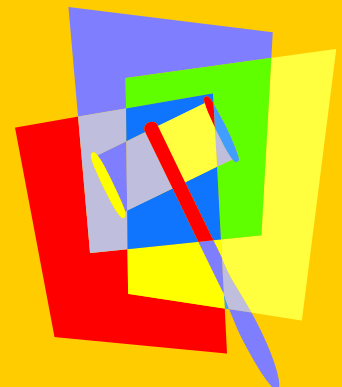
The board reviewed the proposed contract provided by Leland Management and discussed desired changes. Chuck Bradley and Amy Ramos agreed to present these changes to Leland for their acceptance. Beth Frame agreed to contact Kent Taylor of Leland asking for at least 5 single family associations as references.

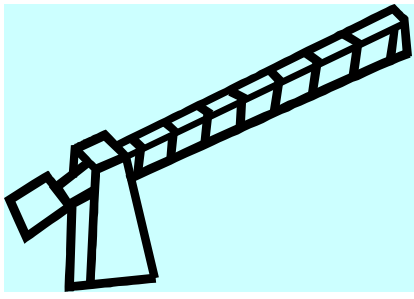
On another issue, Marie Adamour expressed concern about utility companies scheduled to come into the community to mark lines for scheduled irrigation repair/replacement on Turtle Rock during the road resealing. Chuck Bradley said that Anita Roberts was contacting the utility companies to coordinate their visits.

There being no further business, the meeting was adjourned at 12:00 noon.

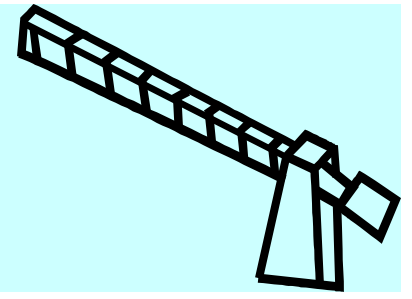
*Respectfully Submitted by Beth Frame*

**NEXT BOARD MEETING**  
**WEDNESDAY., APRIL 15TH 2009**  
**7:00 PM**





# Gate News:



## GATE PROGRAMMING-

Please make sure your name is located on the front entrance gate panel. If you have not added your name, please contact EPM Services to have your name and number added to the gate. Remember, when your guests visit, have them locate your name on the console and dial the three digit number next to your name. When you answer the phone at your home, **press 9 and the gate will open** for your visitors.

## GATE SHOCKING-

The Board is taking measures to continue to eliminate the shocking at the gate. Please note this is due to the repaving and sealcoating of the streets and there is an anti-static paint that can be added to the road to help eliminate this issue. We are working with our gate company to rectify the situation. For future reference, touch the brick wall before hitting the key pad and that should eliminate the shock.

*Are You Bored?  
Do You Seek Inner Fulfillment?*

**The Answer to Inner Peace May Be Right Before Your Eyes**

**Nominate Yourself to Be a Landings' Board Member And  
Gain The Fulfillment of Helping Your Fellow Residents.**

Contact Anita Roberts at EPM Services for Information.



# It's Spring Cleaning Time in the Landings



Spring has arrived in The Landings and now is the time for us to start getting our home ready for Spring and Summer! You are asking yourself “what can I do to participate in Spring Cleaning”? There are several things you can do to prepare your home for the warm months. Let’s break it down by the areas of your home:

## Exterior of the home:

- Does your home need a fresh coat of paint? If so, now is the time to start contracting for a painter. Be sure to submit your color choice to the ACB Committee 30 days prior to starting the work.
- Does the roof need to be cleaned?
- Does the home have mildew or roof-run off on the trim? If so, a little pressure washing may be in order.
- Do your address numbers need to be replaced? Remember, visible address numbers help the emergency personnel find your home much faster in the event of emergencies.
- What about wood rot on the trim or soffit? You may want to have it repaired to avoid further damage.
- Is there debris being stored on the outside of your home? If so, you will need to remove the items and store in the garage or behind the fence.



## Landscaping:

- Are there bare or dead areas in the lawn that need to be replaced?
- What about the crab grass? You need to treat it and remove it so the weeds will not take over your lawn.
- Is your sprinkler system working to capacity? Turn it on and inspect the watering areas. Is the water effectively hitting the whole lawn? If not, maybe you need to add a few more sprinkler heads or adjust the sprinkler system.
- Does your landscape plant material look tired? Has it been there since you purchased your home in the 1990’s? If so, maybe you want to consider replacing the landscape material with new plants – try using some drought tolerant plant material as well. Remember, changes in the landscaping need to be submitted to the ACB as well.
- Do the trees need to be trimmed? Do the shrubs need to be trimmed and cleared of dead branches?



## Fences:

- What is the condition of your fence? Is it starting to show signs of aging? Maybe consider replacing your fence or doing maintenance by repairing damaged slats. Remember, fences must be painted the trim or body color of your home.



## Trash Containers:

- Where are the trash containers being stored? Are you leaving them on the driveway in front of your home or on the side of the home visible from the street? If so, you will need to move the containers to the garage or behind the fence. Some owners have built areas on the side of the home to conceal the trash cans.
- Remember, trash cans may be stored at the curb the evening prior to pick up and must be stored out of sight the evening of pickup. Yard waste must be bundled or placed in cans.



The Board and management will be reviewing homes in the coming weeks for maintenance issues. Letters will be forthcoming to homes that have not met the requirements of the community. Please do not let your name be on the violation list...get outside and start evaluating your home now.

Let’s start working on our homes now – with the hot summer months looming ahead, we will want to enjoy the cool air on the inside and not be out with the bugs and heat!

## **TENNIS COURT & POOL ETIQUETTE:**

***PLEASE ASK YOUR GUESTS TO FOLLOW THE RULES!***

***THE TENNIS COURT IS NOT A PLAYGROUND!***

***Swimmers Should Not Use the Tennis Court for Recreation...***

***Due to the special and costly surface on our tennis court, only tennis players are permitted use of the court.***

***Please wear sneakers to protect the surface.***



***SORRY, BUT NO PETS, SKATES, OR GLASS ALLOWED ON THE TENNIS COURT OR AT THE POOL.***

PAID ADVERTISEMENT

*Does Your House Need a New Look?*

# **Pressure Cleaning**

INTERIOR-EXTERIOR PAINTING

CEILING & WALLS

POPCORN—SPLATTER—ORANGE PEEL—KNOCKDOWN

HANDYMAN MAINTENANCE



- DECKS
- WOOD REPLACEMENT
- HOUSE WASH
- SAFE ROOF CLEANING
- DRIVEWAYS
- WALK WAYS
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Agudelo, Juan.....Nano' s Painting & Home Services—The Landings  
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