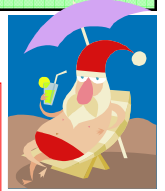




DECEMBER 2009



BOARD OF DIRECTORS June 2009 to June 2010

<i>President</i>	Charles Bradley	407-260-6266	chuckbradley@embarqmail.com
<i>Vice President</i>	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
<i>Treasurer</i>	Terry Hilton	407-834-5351	jwhthf@aol.com
<i>Secretary</i>	Harry Candler		colc@cfl.rr.com
<i>Director</i>	Marie Adamour	407-757-2023	marieadamour@cfl.rr.com

<i>Newsletter Editor</i>	Ellen Bonus	landingseditor@embarqmail.com
<i>Property Manager</i>	Ernest Tedrow	407-472-4135 etedrow@lelandmanagement.com

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**It's a Landings' Tradition...**

So Deck the House with Lots of Good Cheer  
And You May Be a Winner This Year!!!

**Annual Holiday Lighting Contest**

Judging Will Take Place

**SUNDAY,  
DECEMBER 13 7:00 PM**

***Happy Holidays! No December Meeting***  
***Next Board Meeting—Wed, Jan. 20, 2010***



**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
NOVEMBER 18, 2009 AT 7:00 PM**



**I. Call to Order / Establish a Quorum:**

- The meeting was called to order by the President Mr. Charles Bradley at 7:00pm.
- A quorum was established with 4 out of 5 board members present, with Harry Candler absent.
- Proof of Notice was established as notice was posted 48hours prior to the meeting in accordance to Florida Statues, and the association documents.

**II. Approval of Previous Minutes:**

- Terry motioned to approve the minutes as written, seconded by Tom and approved by unanimous voice vote.



**III. Open Forum**

- Curb Repair – Chuck is working on them with the city
- Install Hedge along wood fence – City has concerns working with Marie
- Harbour Dr. Tree trimming Tom will meet with homeowner to review issues, Marie to follow-up
- Vines in azaleas that need hand pulling – Marie to handle

**IV. Managers Report:**



- The Managers Report written by Ernie Tedrow, LCAM was reviewed, discussed and filed for future reference.

**V. Financial Report:**

- The monthly financial report provided by Leland Management was reviewed and filed for future audit.

**VI. Old Business:**

- Ernie is to have the proposal for gate repairs from Mid State Fence re-worked to include painting the rear gate.
- Landscape RFP will be updated by Ernie and reviewed by Charles before distribution to vendors as it was reviewed and approved by the board members present with small changes

## VII. New Business:

- Tom motioned to NOT accept the payment plan of L2112/L2129, seconded by Terry and approved by unanimous voice vote.
- Tom motioned to accept the proposal from Joe Michalak for \$1900 to audit the association's books for 2009, seconded by Terry and approved by unanimous voice vote.
- Lake maintenance is the responsibility of the association and the application for the permit will be completed by vendor.
- Charles will contact the attorney to begin the process of re-imposing the association documents.
- The Board of Directors will not schedule a December meeting because of the holiday.
- Tom motioned to hold the holiday house decorating contest with first place of \$25, second place of \$20 and third place \$15, seconded by Terry and approved by unanimous voice vote.
- Terry motioned for the association to pay the landscaper a holiday bonus of \$450 divided by the 3 men, seconded by Marie and approved by unanimous voice vote.



## VIII. Architectural Review Board:

- The following applications were unanimously approved by the Board:
  - 740 Sandpiper Place
  - 653 Fallsmead Circle



## IX. Adjournment:

- Tom motioned to adjourn the meeting at 8:40 pm, seconded by Marie and approved by unanimous voice vote.



**NEXT BOARD MEETING...**

**JANUARY 20, 2010 AT 7:00 PM**

**City of Longwood City Hall—Commissioners Chambers  
175 West Warren Avenue, Longwood, FL 32750**



LET IT GLOW! LET IT GLOW! LET IT GLOW!

**ANNUAL HOLIDAY LIGHTING CONTEST  
JUDGING ON SUN., DEC. 13TH AT 7 PM**

JOIN IN FOR THE FUN OF IT!

***1ST PLACE PRIZE \$25.***

***2ND PLACE \$20. 3RD PLACE \$15.***



**WE ARE CURRENTLY SOLICITING ADS  
FOR THIS NEWSLETTER**

**THE MONEY WILL BE USED TO PRINT AND  
DELIVER THE NEWSLETTER TO ALL RESIDENTS**

**IF YOU KNOW A CONTRACTOR, HANDYMAN, ROOFER,  
REAL ESTATE AGENT, RESTAURANT, STORE OR ANYONE  
WHO MIGHT BE INTERESTED IN ADVERTISING...**

**PLEASE EMAIL [landingseditor@embarqmail.com](mailto:landingseditor@embarqmail.com)  
WITH THEIR NAME AND ADDRESS  
SO WE CAN CONTACT THEM.**





## BY-LAWS REVIEW:



**Our By-Laws Committee Is Currently in the Process of Revising the Landings' By-Laws...**

***Do You Have Suggestions or Comments?***

**Contact Chuck Bradley at  
407-260-6266 or [chuckbradley@embarqmail.com](mailto:chuckbradley@embarqmail.com)**

**Below is an excerpt from our original covenants. Each month we will highlight a different subject.**

**Section 15. Pets, Livestock and Poultry.**

**No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, subject to rules and regulations of the Association, provided that they are not kept, bred or maintained for any commercial purpose, and provided that they do not become a nuisance or annoyance to any neighbor. No dogs or other pets shall be permitted to have excretions on any Lot or anywhere else within the Properties except in locations designated by Association in its rules and regulations.**



**MAINTENANCE FEE FOR 2010**

**WILL REMAIN AT \$120.00 PER MONTH**

**You Should Have Received Your  
NEW COUPON BOOKS In The Mail**

***REMINDER:***

***OUR CURRENT MANAGEMENT COMPANY IS***

**LELAND MANAGEMENT**

**6792 LAKE GLORIA BLVD, ORLANDO, FL 32809-3200**

**407-447-9955**

**BUSINESS DIRECTORY**

- Adamour, Matt**.....'Now and Then' Band-Quality Entertainment  
www.nowandthenband.net or 407-754-2023
- Agudelo, Juan**.....Nano' s Painting & Home Services—The Landings  
Ext. Painting 1200-\$1500. 407-257-1048/462-5379
- Bautista, Edna**.....Notary Public, Certified Signing Agent  
407-694-0896 or EJ1206@aol.com
- Becker, Sandy**.....Realtor, Watson Realty Corp., 407-622-8538 or  
407-620-7238 or sbecker@watsonrealtycorp.com
- Biederman, Judy**.....Licensed Massage Therapist MA0018520  
407-339-7243 or 353-7367
- Boesch, Erika**.....Absolute Décor 214 N Park Ave., W.P. 32789  
321-214-5999 absolute\_decor@yahoo.com
- Bonus, Ellen**.....Cat Sitting While You Are Away  
407-831-3432 or landingseditor@embarqmail.com
- Carter, Denise**.....Denise's Darling Dog/Cat/Pet Services  
Walking, Sitting, Day/Night Care 407-767-9075
- Coy, Barbara**.....Real Estate Consultant, Prudential Florida Realty  
407-497-1777 or www.barbaracoy.com
- Maras, Lori**.....Furniture Upholstery—407-331-4338
- Para, Martha**.....Realtor, Home Investment Realty; Premier  
Design Jewelry (Home Shows) 407-257-1048
- Ramos, Amy**.....English Pointer Interiors - Decorating to Suit All Budgets  
407-529-5800 or amy@englishpointerinteriors.com
- Robertson, Linda**.....Real Estate Professional, Coldwell Banker  
407-389-7995 or realtorLR@aol.com
- Viscuso, Nick**.....Beltone Hearing Specialist. Hearing Aids  
407-383-3544. Free no obligation tests.
- Viscuso, Pat** .....Independent Avon Representative. 407-718-7795  
www.youravon.com/pviscuso. Special web offers.
- Viscuso, Gianna**.....Pet Sitter, Age 11, Cats, small dogs, other critters,  
Mom and dad will help. Reasonable. 407-834-5368