

BOARD OF DIRECTORS June 2008 to June 2009			
<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	jwhtfh@aol.com
<i>Secretary</i>	Harry Candler		colc@cfl.rr.com
<i>Director</i>	Marie Adamour	407-757-2023	marieadamour@earthlink.net
<hr/>			
<i>Newsletter Editor</i>	Ellen Bonus		landingseditor@embarqmail.com
<i>Property Manager</i>	Andrea Logan	407-447-9955	alogan@lelandmanagement.com

IN THE GOOD OLD SUMMERTIME...

THE LANDINGS POOL

FEELS REALLY FINE



Please Observe the Pool Rules...They Are For Our Protection



**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JULY 15, 2009**



1) Call to Order- Meeting was called to order at 7:01pm with a quorum of the board present: Chuck Bradley, Tom Carter, Terry Hilton, Harry Candler and Marie Adamour. Andrea Logan from Leland Management and Kimberly Zeh from Longwood PD also in attendance.

2) Approval of Meeting Minutes – May meeting minutes were reviewed. Tom Carter motions to approve, Terry Hilton 2nds, with all in favor. June meeting minutes were reviewed, Chuck Bradley motions to approve, Terry Hilton 2nds, with all in favor.



3) Financial Report- Financials were reviewed by the board. Lisa Weathers, Finance Director from Leland Management will be attending the August meeting to review the financials with the board.



4) Old Business

- Curb Repair Project- Andrea Logan spoke to the representative from Waste Pro and will be coordinating with Marie Adamour as well as an additional bidder to walk the property and compile additional bids.

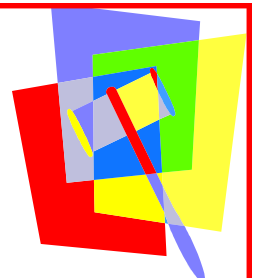
5) New Business



- Longwood Police Department- Kimberly Zeh discussed several topics including trespassing issue, National Night Out, Lock Box System for Elderly, CPR Certification classes and Neighborhood Watch.
- Managers Report- Report was emailed to the board.
- Collection Policy- Collection Policy is reviewed and discussed. Terms and conditions of policy are taken directly from the association's declaration. Payment plans are discussed and a vote is taken as to if payment plans should be allowed, 3 against allowing payment plans, 2 for payment plans. Chuck Bradley motions to approve Collection policy, Tom Carter 2nds, 3 in favor 2 abstain.

NEXT BOARD MEETING...

**WEDNESDAY,
AUGUST 19TH AT 7:00 PM**



6) Open Forum

- Landscaping- Resident complaint about landscaping maintenance, board discusses landscaper. Andrea Logan will follow up with on the following: Check records to see if the HOA has been charged for irrigation installation on Fallsmead. Landscaper needs to provide map with irrigation clock and zone locations. Check with LDS to see when they are going to make up their rain days. Check for irrigation inspection reports which should be turned in monthly. Check records to see if there was any reports from EPM to LDS in regards to the dead grass in front of 751 and 740 Harbor View, grass was dead for 4 months. Did HOA get charged for limb clean up? Get landscapers to mow small portion of common area beside 731 Sandpiper.
- Declaration Review and Revisions- Target date for completion of revisions will be December 2009.
- Newsletter and Minutes- Newsletter pricing is being requested as well as minutes being posted for residents on property before they are approved.
- Petty Cash- Board discussed petty cash and how they would coordinate that system. Terry Hilton to comprise some rules for the petty cash box.



Meeting Adjournment at 9:10pm.

LANDINGS AUTO DECALS IDENTIFY YOU AS A RESIDENT!

The Landings Homeowners Association asks all residents to display the Landings vehicle decals in all of your vehicles. Please list all vehicles you currently own that do not have a decal, and return it to Leland . This is especially important if you park in common parking areas. We hope that this will deter unwanted vehicles from our community. Thank you in advance!

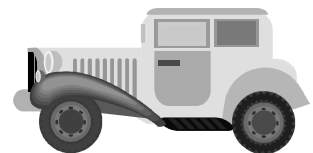
Your Name _____ Phone # _____

Address _____

Vehicle Make _____ License Plate # _____

Vehicle Make _____ License Plate # _____

Vehicle Make _____ License Plate # _____



When this form is received the decals will be mailed to you. Please place the decal in the ***inside front left*** of your windshield. Please print this form and **MAIL TO:**

Community Swimming Pool

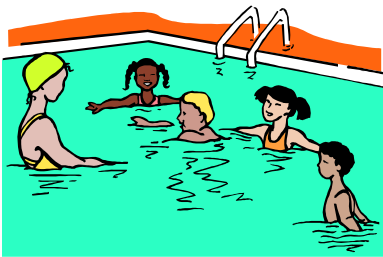
The community swimming pool is having a busy summer!

You will find it being used mornings, afternoons, evenings and, of course, on the weekends.

The pool rules were written for the comfort and safety of all residents. Therefore, we hope everyone will follow them.

PLEASE DO NOT BRING GLASS BOTTLES TO THE POOL or TENNIS COURT.

IF JUST ONE BOTTLE SLIPS AND BREAKS BY ACCIDENT, IT WILL BE DANGEROUS TO BE BAREFOOT FOR THE REST OF THE SEASON.



The divider rope inside the pool is for the safety of all non-swimmers and it is an insurance requirement. If you unhook it for lap swimming, please put it back when you are finished.

You may notice there is only one umbrella left and we will be replacing them. Recently an umbrella was swept away during a windy evening and it broke an electrical lantern.

IT IS VERY IMPORTANT THAT WE CLOSE AN UMBRELLA NOT IN USE WHEN WE ARE LEAVING THE POOL AREA.

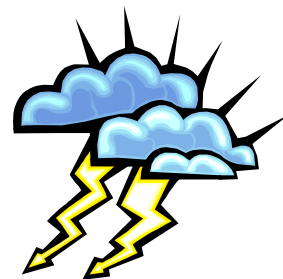


Community Swimming Pool continued...

Many items have been left behind including hair clips/bands, t-shirts, bathing suits, towels, books, floats, etc. Please look around before you leave and be sure you have all belongings.



A word about the weather...sudden thunderstorms are a common occurrence this time of year. If you are at the pool and you see lightning nearby, we suggest you leave the area as quickly as possible. The pool water may attract the lightning and it is very dangerous to swim at this time!



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
- SCREEN ENCLOSURES
- AND MORE!

FREE EST! AFFORDABLE RATES! PAUL CROUSE 407-831-0259

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

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, PatIndependent Avon Representative. 407-718-7795
www.youravon.com/pviscuso. Special web offers.