



**NOVEMBER 2010**

	BOARD OF DIRECTORS		June 2010 to June 2011
<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>	Dan Smith		
<i>Secretary</i>	Harry Candler		colc@cfl.rr.com
<i>Director</i>	Marie Adamour	407-754-2023	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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*Join In The Fun . . .*  
**COMMUNITY GARAGE SALE**  
**SATURDAY, NOV. 13TH 8 A.M.**



**END OF YEAR BOARD MEETING !!!**

**WED., DEC. 8, 2010 AT 7:00 PM**



## HOMEOWNERS' ASSOCIATION, INC.

# **BOARD OF DIRECTORS / BUDGET MEETING MINUTES**

**OCTOBER 20,, 2010**

### **Call to Order / Establish Quorum**

- a. The meeting was called to order by the President Mr. Charles Bradley at 7:10pm.
- b. A quorum was established with 4 out of 5 board members present including Charles Bradley, Marie Adamour, Thomas Carter and Daniel Smith with Harry Candler absent.
- c. Proof of Notice was established as notice was mailed to all homeowners of record in accordance to Florida Statues, and the association documents.

### **Approval of Previous Minutes**

- d. Tom motioned to approve the minutes of the August 18, 2010 Board of Directors Meeting as written, seconded by Daniel and approved by unanimous voice vote.

### **Managers Report**

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

### **Financial Report**

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

### **Old Business**

- g. Ratification of e-mail votes
  - o None at this time

### **New Business**

- h. Tom motioned, seconded by Marie to approve the 2011 Proposed Budget of \$194,400.00 and was approved by unanimous voice vote.
- i. Tom motioned, seconded by Daniel to approve the 2011 Proposed Assessment of \$120.00 monthly and was approved by unanimous voice vote.
- j. Tom motioned, seconded by Marie to cancel the Hulett's rodent contract as of December 31, 2010 and was approved by unanimous voice vote.
- k. Tom motioned, seconded by Marie to cancel the Andrews Pool Service contract as of December 31, 2010 and was approved by unanimous voice vote.
- l. Tom motioned, seconded by Daniel to accept the American Pool Service contract for the Pool Deck resurfacing pool deck for a cost of \$10,960.00 and was approved by unanimous voice vote.

*Con't on following pg...*

## OCT.20, 2010 MINUTES CONTINUED...

- m. Daniel motioned, seconded by Tom to accept the American Pool Service contract for the Pool Light replacement for a cost of \$366.00 and was approved by unanimous voice vote.
- n. Daniel motioned, seconded by Tom to accept the American Pool Service contract for the three times weekly maintenance for a yearly cost of \$4920.00 and was approved by unanimous voice vote.
- o. Tom motioned, seconded by Marie to accept the following dates for the 2011 Board of Directors meetings and was approved by unanimous voice vote.
  - o February 16, 2011
  - o April 20, 2011
  - o June 15, 2011 (Annual Homeowners Meeting)
  - o August 17, 2011
  - o October 19, 2011 (Budget Meeting)
  - o December 7, 2011

### **Architectural Review Board**

- p. 1120 Bayshore Circle
- q. 619 Fallsmead Circle
- r. 711 Woodbridge Place

### **Open Forum**

- s. Questions about the pool fence repair was addressed and Tom will have a vendor replace the bad areas to match existing.
- t. The pond remains a problem and a Environmental company will review the pond and offer recommendations.
- u. Delinquent accounts have all been placed in Lien status to protect the association's interest.

### **Adjournment**

- v. Tom motioned to adjourn the meeting at 8:10 pm, seconded by Marie and approved by unanimous voice vote.



IT'S FALL SPRUCE UP TIME...



SPRUCE UP LANDSCAPING, TRIM TREES,  
PRESSURE WASH DRIVEWAYS, WALK WAYS.  
MAKE NECESSARY REPAIRS BEFORE COLD WEATHER SETS IN.



## **Some Notes From Our President:**



**BOARD MEETING SCHEDULE CHANGE:**

**NEXT BOARD WILL BE HELD**

**WED., DECEMBER 8, 2010 AT 7:00 P.M.**

**AT THE LANDINGS POOL GAZEBO**

*This meeting was not on the original schedule but the Board elected to have an additional meeting before the close of the year.*

**ADVANCE NOTICE FOR NEXT YEAR...**

**THE BOARD MEETINGS FOR 2011 WILL BE HELD AS FOLLOWS:**

- **WED., FEBRUARY 16, 2011**
- **WED., APRIL 20, 2011**
- **WED., JUNE 15, 2011**
- **WED., AUGUST 17, 2011**
- **WED., SEPTEMBER 19, 2011**
- **WED., DECEMBER 7, 2011**



**All meetings will start at 7:00 P.M. and will be held at the**

**Longwood Commissioners' Chambers, 175 West Warren Ave., Longwood**

*In Memory of Denise Carter's Cat "Oreo"...*

**Dear Residents:**

**If You Have a Cat or Dog Who Spends Time**

**Outdoors, Please Watch Them As Often As Possible.**

*Do Not Let Them Eat Any Food You Did Not Put Out.*

*Do Not Let Them Eat Any Wild Plants.*

*Do Not Let Them Eat Rodent Bait or Anything Else*

*You Do Not Recognize.*

**"Oreo" and a Gray/White Cat (owner unknown) Died Suddenly. This Happened Approx. 1 Month Ago.**

**According to Oreo's Vet, the Cat Ingested Poison.**

**This is a Sad Way for Any Cat or Dog to Leave This Earth, So Please Be Mindful Of Your Pets.**

**P.S. If You Use Pesticides, Insecticides. Fertilizer or Other Outdoor Applications, Please Make Sure They Are Pet Friendly and Are Used According to Directions.**

**The Intended Misuse of Any Chemical or Poison May Be Punishable By Law.**



**IT'S ALMOST TIME TO DECK THE LANDINGS  
WITH HOLIDAY CHEER...**



**VOLUNTEERS ARE ALWAYS NEEDED...**

**Would You Like to Help Hang Holiday Decorations**

Contact Tom Carter at 407-767-9075 or [tominac@cfl.rr.com](mailto:tominac@cfl.rr.com).

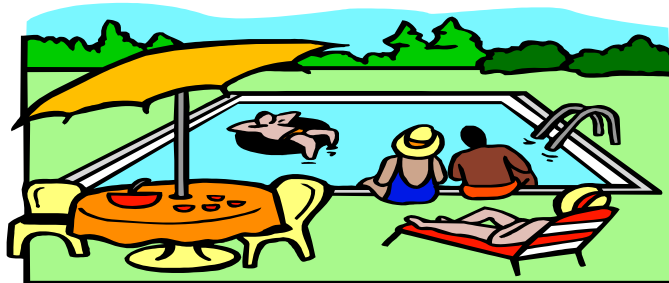


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**Major Improvement Planned for 2011:**

***Many Residents Enjoyed Our Pool  
Over the Summer.***

***..And Actually Some of Us Still Do!***



***Our Beloved Pool Will Be Getting  
A Well Deserved Resurfaced Pool Deck  
Over The Winter.***

# Garage Sale Reminder:



## **COMMUNITY GARAGE SALE SATURDAY, NOVEMBER 13TH At 8 A.M.**

**Make Room In Your Closets, Cabinets, Garage and Attic.**

*Meet and Greet Your Neighbors and Fellow Residents.*

**Earn Some Cash! Find a Treasure at a Neighbors' Sale.**

*Finally Get Rid Of Unwanted Items and Gifts.*

***DO WE HAVE YOUR EMAIL ADDRESS?***



***IN AN EFFORT TO KEEP ALL RESIDENTS' INFORMED  
...WE ARE COMPILING A LIST OF EMAIL ADDRESSES.***

**THIS INFORMATION WILL BE CONFIDENTIAL AND WILL BE USED TO  
INFORM YOU OF SPECIAL COMMUNITY ACTIVITY WHEN THERE IS  
NO TIME FOR A NEWSLETTER.**

**IF YOU HAVE NOT PREVIOUSLY SENT IT IN, PLEASE EMAIL IT TO  
[landingseditor@embarqmail.com](mailto:landingseditor@embarqmail.com). (If You Do Not Have Email, We  
Can Partner You With a Neighbor Who Does.)**

**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
- 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
- Sampson, Nathan**.....Pressure Washing, Driveways start at \$35.00  
407-332-4470
- Seng, Susan**.....Computer Tutoring for Adults and Children,  
Child Care and Baby Sitting 407-862-9459
- Stanley, Mary**.....Printing, Jet Set Printing, Inc.  
407-339-1900 or mary@jetsetink.com
- Viscuso, Nick**.....Beltone Hearing Specialist. Hearing Aids, 407-383-35
- 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