



landingslongwood.com

DECEMBER 2021



**HERE COMES
SANTA CLAUS...
TO THE LANDINGS
ON SUNDAY 12/12/21**

THE LANDINGS HOA BOARD OF DIRECTORS July 2021-June 2022

<i>President</i>	Ellen Bonus	321-202-0492 landingslongwood@gmail.com
<i>Vice President</i>	Helen Letter	407-227-8515 helenletter01@gmail.com
<i>Secretary</i>	Susan Kessler	321-277-6944 smkessler45@gmail.com
<i>Treasurer</i>	Anna Wong-Borzumato	407-332-7577 awbatfl168@yahoo.com
<i>Director</i>	Open	

The Landings of Longwood Board of Directors' Meeting
Wednesday, November 17th, 2021, 7:00pm

Quorum

In attendance were Ellen Bonus, Anna Wong-Borzumato, and Susan Kessler. Helen Letter was an unexcused absence. A quorum was reached. Also, in attendance was Kim Leddon with Top Notch Management.

Just prior to the meeting an email was sent to management and the Board of Directors from Kurt Leinenkugel with his immediate resignation so he did not attend the meeting. The Board will begin looking for a replacement for Kurt.

Minutes

September and October Minutes were presented in the Board Packet provided at the meeting. Anna motioned to approve the minutes from September and October, Susan seconded, all in favor, motion passed.

Financials

The October Financials were reviewed.

The Termite Bond Asset needs to be removed.

The Sod should be under reserves not in operational account.

Susan motioned to accept the October Financials, Anna seconded, all in favor, motion carried.

Committee Report

ACB – An ACB report was read by chairperson Julie Youngman.

Address	Work	Status
631 Landings Place	Replacing sunroom with wooden deck and pergola	Approved
791 Crestbrook Loop	Replacement Fence	Approved
901 Waterbury Lane	Driveway= repair and paint	Approved
641 West Lake Circle	Resod and removal of bushes	Approved
980 Harbour Drive	Installation of solar panels	Approved
1160 Harbour Drive	Replacement garage door- same color as body of house	Approved
647 Fallsmead Circle	Replacement French Door – same as existing	Approved

Manager's Report

DiMasi and Delinquent Accounts: There was one account that was ready to be sent to the attorney for violations. The Board will talk to the homeowner and let Kim know within 10 days as to if the violation will be taken care of. The Board would like to send a registered letter to the owner of the dog that was in violation to fix the fence and gate. It was decided there would be no December meeting.

Unfinished Business

Tennis Court resurfacing: After discussion of all the bids for the Tennis Court resurfacing, Susan motioned to approve the bid from Cross Court Resurfacing for \$7910.00, with a 50% deposit and a stipulation that the drainage around the court will be fixed prior to the construction, Anna seconded, all in favor, motion passed. There will be pickleball lines drawn and 1 net added.

Fence on North Trail: The unauthorized non resident gates were removed but there are still areas that need to be fixed that were in the original bid. Ellen will contact the fence company to complete the repairs.

New Business

Pool Resurfacing: The Board has received 3 bids for the pool resurfacing. Atlantis Pool was \$23,970, White Sands was \$30,260.00, and Classic Marcite was \$25,350.00. The Board discussed all 3 proposals and decided that after meeting all vendors and looking over the proposals that they would prefer to go with Classic Marcite. Susan motioned to approve the proposal for \$25,350.00, Anna seconded the motion, all in favor, motion passed.

Pool Deck Drainage area: Tabled

Pool Deck repair area: Tabled

Santa Visit: There was discussion regarding the possibility of a party for the kids for Christmas. Since Helen didn't attend the meeting, the Board did not know the projected cost and therefore could not vote to approve it. After much discussion and input from residents in the audience, the Board decided to have Santa visit by riding around the neighborhood same as last year. Susan motioned to have Santa go through the neighborhood on Sunday the 12th of December around 4:00 pm with \$200.00 to spend on gifts and candy to be given out to the children, Anna seconded, all in favor, motion passed.

Rat Traps: There were 20 rat traps placed around the association at half the cost that was in the last contract.

Open Forum:

Adjournment

Ellen motioned to adjourn the meeting at 9:05 p.m., Susan seconded, all in favor, motion carried.

**NO BOARD MEETING IN DECEMBER
NEXT BOARD MEETING JANUARY 19, 2022**

**HERE COMES
SANTA CLAUS...**



TO THE LANDINGS

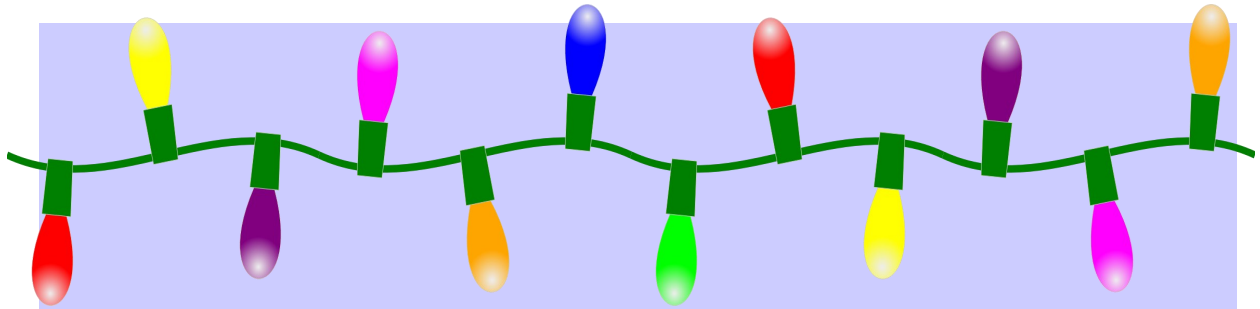
SUNDAY

DECEMBER 12TH

STARTING AT 4:30 PM

**SANTA WILL VISIT
EVERY BLOCK WITH
GIFTS AND CANDY**

FUN FOR ALL!



It's A Landings Tradition!!!

HOME LIGHTING & DECORATION CONTEST

STROLL THE COMMUNITY and SEE THE LIGHTS



SUNDAY, DECEMBER 12TH

(BE SURE TO WAVE TO SANTA)

FOUR \$25 GIFT CARD PRIZES FOR

THE MOST POPULAR HOUSES

President's Message

As 2021 comes to a close I would like to look back on the first six months of our new Board of Directors. While this has been a learning process for us all, I am proud of the accomplishments we have achieved and the plans we have for 2022.

Our recent projects have included:

- Refurbishment of our front Landings entry sign
- Refurbishment of our street signs
- Beautification of the pond landscaping
- Completion of the lake and pond sidewalk installation

Our plans for 2022 already under contract include:

- A new hand railing on our front steps to the pool and tennis court
- A new tennis court surface which will include a pickle ball court
- A complete resurfacing of our swimming pool.

All paid for with reserve funds that are dedicated to these areas. Some facilities will temporarily close during the winter to accomplish these tasks but it will be worth it!

While the board spruces up The Landings, the cooler winter months are a perfect time for us to spruce up our homes.

Little things like planting new flowers, fertilizing your lawn, controlling weed growth and pressure washing a dirty driveway or house are inexpensive ways to brighten our properties and keep home values rising!

Wishing everyone a happy holiday season and a happy, healthy new year.

Sincerely, Ellen Bonus, president
landingslongwood@gmail.com

P.S. COME OUT AND WAVE TO SANTA NEXT SUNDAY DECEMBER 12!

Volunteers at Work



Thank You...

**TO ALL WHO TURNED OUT TO DECORATE OUR FRONT
ENTRANCE AND STREET SIGNS:**

THEY INCLUDE:..

HELEN LETTER, JEFF HAYES

SUSAN KESSLER, CAROL LINDSEMEYER.

CHRIS AND KURT LEINENKUGEL

DIANE Mc CONNELL, BETH ROSARIO

LINDA AND GORDON ROBERTSON

MICHAEL, KATHLEEN, MCKENNA SIMONS

JULIE YOUNGMAN

Tis the Holiday Season
The Season for Guests and Visitors...
IN MANY AREAS GUEST SPOTS ARE
FULL DUE TO RESIDENT PARKING...



We Suggest You Park in Your Own Driveway whenever possible. **Do not store unused or broken cars in common parking!**

You may want to secure a spot in common parking and leave your driveway free for guests. **Do not park on cul de sacs and block emergency vehicles.** Have guests park on one side of Harbour Dr, if no other spots are available.



Dear Residents,

We are fortunate to have an exciting light display on our pool path presented by Steve and Darla Koch. **If you haven't seen it, take a walk on the pool path after dark. (you may want to take a flashlight.)**

While the majority of us appreciate the light display and enjoy the amusing holiday spirit it provides, **please do not "play" with the animals and damage them.** Please mention it to your family and neighbors so we can all enjoy the fun display

**THE LANDINGS NEWSLETTER EDITOR JOB
IS AVAILABLE IF YOU WOULD LIKE TO VOLUNTEER**

Current Newsletter Editor - Ellen Bonus

Proofreaders - Anna Wong-Borzumato

Darla Koch

City of Longwood UPCOMING *EVENTS*

Check Out Our Upcoming Events this Year!

Monthly
Events

Senior Matinee
Second Tuesday of the month
Community Building
1:30 pm

Farmers Market
Every Saturday
Reiter Park
9:00 am to 2:00 pm

**Dec
10**

Celebrate the Season

Reiter Park - 311 West Warren Avenue

6:00 pm to 9:00 pm - Come and see Santa and his elves! There will be Ice Skating, Train rides, Free games for children, Live performances, Picture opportunities with Santa & Holiday characters, & more! Do not miss the Laser show throughout the event.

**Dec
18**

Breakfast with Santa

Longwood Community Building

9:00 am to 10:30 am - Join Santa for a wonderful breakfast while listening to classic holiday music, pictures with Santa, kids' activities, and more! This is a ticketed event.

**Dec
18 & 19**

Santa Visits Longwood

Ronald Reagan Boulevard

11:00 am - Routes are only within city limits: Saturday: East of Ronald Reagan Boulevard and Sunday: West of Ronald Reagan Boulevard. The Longwood Police Department will assist Santa in his travels!

**Jan
22**

Food Truck Battle!

Reiter Park - 311 West Warren Avenue

4:00 pm to 9:00 pm - 30+ food trucks will take over Reiter Park for a Battle of the Food Truck Event. (The monthly January food truck event will return in February)

**Jan
29**

SmaSH Beer Festival

Reiter Park - 311 West Warren Avenue

With roughly 80 beers to sample there will be something to please everyone. This is a ticketed event. For more information www.flsmash.com

Movie in the Park

Reiter Park - 311 West Warren Avenue

**Dec
18** **Jan
21** **Feb
25**

7:00 pm - FREE movie in the park! Bring a lawn chair or blanket and enjoy a movie in the park with your friends and family. The December movie is *Elf*. Stay tuned for January and February Movies.



LANDINGS' BUSINESS DIRECTORY

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