



landingslongwood.com

MARCH 2022

It's SpringTIME at The Landings !!!

Time to Fertilize the Lawn

Time to Remove Weeds

Time to Prune Bushes

Time to Plant Flowers

Time to Replenish Mulch

**Time to Pressure Wash
the Driveway**

Time to Clean the Roof

TIME TO MOVE THE CLOCKS FORWARD



THE LANDINGS HOA BOARD OF DIRECTORS July 2021-June 2022

<i>President</i>	Ellen Bonus	321-202-492	landingslonwood@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>	Michael Simons	689-252-0840	michaels51475@gmail.com

The Landings of Longwood Board of Directors' Meeting
Longwood City Commission Building
Wednesday, February 16th, 2022, 7:00pm

Quorum

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

Minutes

The minutes from November and January were presented. Susan motioned to approve the minutes from November, Anna seconded, all in favor, motion passed. Ellen motioned to approve the minutes from January, Anna seconded, all in favor, motion passed.

Financials

The January Financials were reviewed. Ellen motioned to accept the January Financials, Anna seconded, all in favor, motion carried.

Committee Report

ACB – An ACB report was read by Julie Youngman

Address	Work	Status
115 Harbour View Cir	Roof Replacement	Approved
1140 Harbour Drive	Roof Replacement	Approved
1160 Harbour Drive	Garage Door Replacement	Approved
900 Edgewater Ct	House Painting	Approved
1301 Harbour Drive	Driveway Replacement	Approved
610 Riverside Ct	Fence Replacement	Approved
600 Torrey Oaks Ct	Roof Replacement	Approved

Beautification and Grounds Maintenance Report:

Old age has the loss of the plants/shrubs, and ginger. Many are dead. The Freeze burned several plants, and they will need to be cut back to see if they will come back. RLC is being monitored to ensure they are upholding the contract. Michael has spoken to them multiple times. They presented a proposal to remove the excessive leaves in the common areas to allow for the mulch to be placed. Michael would like to have the leaves removed and then wait a little longer before placing the mulch to allow the ground to dry out.

Continued on following page...

Ellen motioned to accept the proposal for the leaf removal and the mulch to be placed at \$4675.00, Susan seconded, all in favor, motion passed. There are ants at the timer for the fountain and Michael will contact RLC to discuss having them treated.

Manager's Report

DiMasi and Delinquent Accounts: There are 3 accounts that need to be considered to move forward being sent to DiMasi for collections, Ellen would like to wait until Monday to forward them. She would like the opportunity to contact the owners to let them know that their accounts are going to go to collection prior to Top Notch sending them. If they do not contact Kim by Monday to arrange payment, they will be sent to DiMasi.

No Violations need to be sent to DiMasi for enforcement.

Unfinished Business

Tennis Court resurfacing: The tennis court resurfacing was not satisfactory due to cracks that formed as a result of bad weather and the court will be redone in about 2 weeks. The drainage around the court was approved to be completed at the cost of \$750.00, however, Helen contacted the foreman of RLC and he was able to complete it for \$400.00. Rock was added at a cost of \$360.00. The area needs more rocks and edging to keep rocks in place, and some sod to patch up areas that were damaged. It will be approximately \$194.88 from Six Flags for rock, \$36 for edging, and \$21 for sod. Michael motioned to approve the amount for the rocks, edging, and sod, Susan seconded, all in favor, motion passed.

New Business

Cement Jobs: Ellen stated that Glen Smith can do the cement repairs for under \$2000.00. The Board would like to know what the guarantee will be. Helen motioned to approve the amount of \$2000.00 for the repairs, Michael seconded, all in favor, motion passed.

Reserve study: The reserve study needs to be completed this year to ensure there is enough money being put into the reserve accounts to fund all projects when they are needed. Michael motioned to approve \$3450.00 for the reserve study by Reserve Advisors, Susan seconded, all in favor, motion passed.

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Open Forum:

A homeowner stated that the sprinklers need to be adjusted along the pool path because the water was hitting her fence and caused the violation she received.

There are cracks in the walking path near the lake and Premiere needs to come back out and fix the issue. Susan volunteered to contact them.


Michael would like to see what the cost will be to heat the pool so it can be used year-round. He would like to investigate both solar and gas heating.

Michael stated that he would like to look into the cost of a part time handyman to maintain things as a preventative measure and not wait until something is broken to have someone fix it.

Adjournment

Michael motioned to adjourn the meeting at 8:52 p.m., Susan seconded, all in favor, motion carried.

**NEXT LANDINGS HOA MEETING
WEDNESDAY, MARCH 16, 2022 7:00 PM
LONGWOOD CITY COMMISSION CHAMBERS**



A graphic featuring a yellow thought bubble with the word "BRAINSTORM" written inside in bold black letters. Below the bubble are four simple stick figures with smiling faces, each with a small line connecting them to the bottom of the bubble.



A graphic with a cartoon man in a yellow shirt thinking, a blue thought bubble containing the word "REMEMBER?", the text "Set Your Clocks Ahead!" in red, and a blue and yellow alarm clock.

President's Message

Sometimes the Best Intentions,,,

The Landings Board started early in the Fall to arrange for the renovation of our community pool and tennis court.

We interviewed many companies and carefully chose two reputable contractors in time to have the pool and tennis court up and running by the start of the spring season.

We are very disappointed to still have an empty pool and a tennis court with imperfections that need to be corrected.

Now the steady rain has slowed down the completion of both jobs even further.

Hopefully the pool and tennis court will be up and running in the near future and residents will be able to enjoy them for years to come.

I will be swimming in the pool every morning and watching the pickle ball players from my porch every evening.

In the meantime, it gives us a chance to do some Spring cleaning, both outside and inside the house.

Anybody want to wash my windows?

*On behalf of The Landings HOA,
Ellen Bonus, president*

LANDINGS' BUSINESS DIRECTORY

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