



landingslongwood.com

MAY 2022

HOA BOARD MEETING 5-18-2022 AT 7 PM



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
Wednesday, April 20th, 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 March were presented. Helen motioned to approve the Minutes, Michael seconded, all in favor, motion passed.

Financials

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

Committee Report

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

Address	Work	Status
720 Woodbridge Place	Restoration after fire (demolition and rebuild)	Approved
720 Woodbridge Place	Window replacement (3)	Approved
630 Landings Place	Painting hone	Approved
631 Torrey Oaks Court	Painting of home (same colors)	Approved
1140 Harbour Drive	Removal and replacement of small section of fence	Approved
1140 Harbour Drive	Painting of home	Approved
1141 Harbour View Cir	Replacement of deck	Approved
761 Rock Creek Loop	Metal roof replacement	Approved
1190 Turtle Rock Creek	Installation of solar panels	Approval
653 Fallsmead Circle	Installation of gutters to west side of house (to match existing)	Approval

Beautification and Grounds Maintenance Report:

Flowers were placed, but the new grass is not completed yet.

Ellen suggested Michael sit down with Helen so that the beautification committee can have a list of what they oversee to keep that separate from the landscape committee responsibilities. RLC- removed dead shrubs and went around with Michael and discussed the issues that were around the association and RLC is now aware of the changes needed.

Manager's Report

DiMasi and Delinquent Accounts: There is one account that was on a payment plan but has defaulted. They will be issued the default letter and if not paid in full, they will be sent to the attorney for collections after the 30 days is up.

Kim went over the violation report and stated to the board has several that are on the list that need to be updated because they were reported by other members and cannot be seen from the road or the walkways that Kim is able to go on without trespassing.

Continued on following page...

Unfinished Business

Tennis Court resurfacing: Helen has been trying to work with Cross Court to allow them the opportunity to correct the work that was done, and they have not been able to come to an agreement on what needs to be done. Brett Cavanaugh and Jeffrey Hayes gave their opinion from the audience. Helen suggested paying the company \$1000.00 to walk away and hiring another company to redo the job that was done for a total of \$4200.00. The Board would like for a letter to be sent to the owner of Cross Court stating what needs to be done and give them a deadline of 30 days to complete. They would like to have this sent through the attorney so that it is legally correct and hopefully get the company to get out and make the repairs. Michael made a motion to have the letter sent from the attorney, Susan seconded, all in favor, motion passed with the stipulation that the specs of the association's expectations are included.

Cabana repairs:

There are boards on the cabana floor that are rotted and need to be replaced. Ellen has gotten bid for the repair at \$475.00 from Steve. Steve has given a quote also for the leak in the roof. The roofing company will be called to see what their bid will be. There are areas of the cabana that are "life safety" concerns such as wood bees, and rotted wood that need to be addressed prior to any "cosmetic" repairs. Michael motioned to have all "life safety" concerns taken care of immediately, Susan seconded the motion, all in favor, motion passed.

Marcite Resurfacing: The resurfacing was completed, and Pat Stark has been at the pool every day to scrub the sides. Everything looks very nice.

Pool Repairs: The autofil, sump pump and large tank need repairs. Second quote from Spies has been requested by Ellen. Pat has volunteered to take over a committee for the pool area repairs. Susan will be helping him.

Reserve study: The reserve study was sent to the Board members and Ellen has asked if they have any questions to submit them to Kim to have them answered by management or by the study advisor at a later date.

Palm Tree Trimming: Susan made a motion to trim only the palms at the pool, the tennis court and front entrance, and then other areas as needed, Michael Seconded, all in favor, motion passed.

Continued on following page...

Sidewalks: Kim will try to contact by sending a certified letter to Premier Concrete to have the area along the lake behind the north end addressed.

Maintenance Man: Michael would like to start interviewing potential maintenance men to do pro-active work around the association instead of having to do re-active work to things that are broken. He would like to form some sort of maintenance program to help alleviate as many items from breaking as possible. The board did not vote at this time. They would like more information in order to vote appropriately because this expense is not in the budget.

Welcome Letter: The Board was given another look at a potential welcome letter. Nothing was decided on. This will be tabled for the next meeting.

New Business

Metal Roofs: Currently there are no metal roofs in the association. There is nothing in the documents to prevent this from happening. There was a metal roof approved by the ACB committee. Susan would like to see specific criteria to be in place by the next board meeting to allow the Board to look over and approve for future owners that have a request for the metal roofs.

Magnolia Tree: There is a magnolia tree that needs to be removed or needs to have fertilization service done to see if it helps it keep the leaves from shedding in excess. This service was completed last year and was stated to not do much good at all for the tree. Susan motions to have the tree removed and stump ground at the cost of \$650.00, Michael seconded, all in favor, motion passed.

Tree Removal: There is a tree between Michael Simons' home and Mary Stanley. There is some discussion on ownership of the plot and who the tree belongs to. By the plot survey. Ellen stated it looks like the tree is on the neighboring property, not Michael's. Michael will send the information to me so that I can send it to Mary to make her aware that the tree has been determined to be diseased and can cause damage.

Open Forum:

Adjournment Susan motioned to adjourn the meeting at 9:20 p.m., Michael seconded, all in favor, motion carried.

President's Message

Fun in the Sun...

I am proud to call The Landings home and enjoy seeing our residents swim, play tennis, ride bikes/scooters and go fishing.

We are fortunate to have a pool, tennis court, lake and walking paths so we can enjoy a day of recreation without leaving home.

Our pool has recently been resurfaced, It was paid for with special reserve funds put aside for the pool that was saved over the years.

Our tennis court is in the process of refurbishment to include a pickleball court, also paid for by special reserve funds,

Please show respect for our facilities by following the posted rules and teaching your children to follow them as well. Please clean up after yourself and your family when you leave the area.

Please respect your neighbors by picking up after your dog and not crowding our tight streets with vehicles that block the road.

Unfortunately, our pool cabana, the home of many community parties over the years, now needs to be refurbished and we cannot use the cabana at this time for safety reasons.

We are currently exploring the many different possibilities available to make it an attractive, comfortable and safe place for us to enjoy again. And, yes, we have reserve funds set aside specifically for that purpose.

As the community gets older, there will be more work to be done. It is up to us as residents to pitch in and devote some time to keep The Landings a beautiful place to live.

Please consider volunteering your time or becoming a 'board member in training'.

*Sincerely,
Ellen Bonus, president*

**OFFICIAL AMERICAN FLAG RETIREMENT DAY
JUNE 14 (FLAG DAY) AT REITER PARK**

*IF YOU HAVE AN OLD FLAG THAT IS NO LONGER USEABLE,
WYATT TURNER AND HIS MOTHER, BARBIE WILL PICK IT UP
AND PLACE IT IN A SPECIAL COLLECTION BOX...
AVAILABLE AT BOTH REITER PARK AND CANDYLAND PARK*



Please text Barbie at 407-579-0652 and Wyatt will pick it up!

*(If you would like to deposit your own flag, the city of Longwood will collect
American flags until 5 PM June 14th*

FLAG DAY COLLECTION CEREMONY JUNE 14, 2022 6-9 PM

*Sadly We Note the Passing of Long Time Resident Chuck Temple.
Chuck, an avid gardener, was often seen tending to his lawn and many
of us will fondly remember him pulling weeds on his hand and knees.
Sincere Condolences to his Wife, Debi Temple.*

AN EXPLANATION OF THE VIOLATION PROCESS

Top Notch Management conducts monthly drive-thru inspections and sends violation letters directly to the homeowner.

The homeowner is responsible for the violation and should contact Top Notch for clarification.

DO NOT CONTACT A BOARD MEMBER

If you received a violation letter in January, a repeat letter in February was your 2nd warning, and a *repeat letter in March was your 3rd warning*

If the violation goes uncorrected

And you receive a notice from the April inspection, you will be eligible for the violation penalty

by Attorney, John DeMasi

with an automatic violation fee of \$250.00.

PLEASE CORRECT THE VIOLATION AND NOTIFY TOP NOTCH AS SOON AS POSSIBLE FOR AN EXPLANATION OR EXTENSION OF THE VIOLATION.

DO NOT CONTACT A BOARD MEMBER.

ONCE THE VIOLATION IS SENT TO ATTORNEY JOHN DIMASI, THE \$250.00 FEE WILL BECOME EFFECTIVE AND HIS OFFICE WILL TAKE CONTROL OF THE VIOLATION.

***TOP NOTCH CONTACT—KIM LEDDON
Kim@topnotchcam.com or 407-644-4406
DO NOT CONTACT A BOARD MEMBER***

(Note: If your property is a rental, the homeowner will be held responsible)



DO NOT PARK IN THE STREET or HAVE GUESTS to PARK in the STREET

Park in Your Driveway Whenever Possible to Leave Access for Fire Engines and Ambulances

CARS PARKED IN THE STREET OVERNIGHT CAN BE TOWED!

We Suggest You Park in Your Own Driveway whenever possible.

Do not store unused or broken cars in common parking!



Expecting guests...

You may want to secure a spot in common parking and leave your driveway free for guests.

Do not park on cul de sacs/block emergency vehicles.

If you have a large gathering ask guests to park on one side of Harbour Dr, if no other spots are available.

PLEASE NOTE THE AGE REQUIREMENTS IN BOLD (EFF. SINCE 2018)



SWIMMING POOL RULES

THESE RULES FOLLOW GUIDELINES SET BY THE FL DEPT. OF HEALTH

.NO LIFEGUARD ON DUTY AT ANY TIME.

CALL 911 FOR AN EMERGENCY. (Pool Address 964 Harbour Dr.)

Pool Hours **8 AM TO 9 PM Sharp. Bathing Load 27**

NO GLASS ALLOWED IN THE GATED AREA OR CABANA.

NO FOOD OR DRINK PERMITTED IN THE POOL OR ON THE **POOL STEPS.**

NO ANIMALS ALLOWED WITHIN THE GATE.

NO DIVING. NO RUNNING. NO BACKFLIPS.

Pool Restricted to Residents and Resident-Escorted Guests.

ANYONE UNDER AGE 14 MUST BE ACCOMPANIED BY RESPONSIBLE ADULT.

AFTER 7:00 PM, ANYONE UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY A RESPONSIBLE ADULT.

Children **not toilet trained** are required to wear **diapers approved for swimming.**

The **pool safety rope, net and life preserver** are not toys and not to be played with.

If rope is removed for lap swimming, return it to its proper position when finished.

Please **wear** proper **bathing attire.**

Shower before entering pool. **No soap in the shower.**

No loud radios. No oversized floats when pool is full.

Trash and cigarette butts are to be disposed of in proper receptacles.

Please **close/tie the umbrella** and return furniture to original position when leaving.

Transferring the pool pass to any non-resident is prohibited.

Any resident not conforming to pool rules can be fined or lose pool privileges.

A HOUSEHOLD IS LIMITED TO 6 NON-RESIDENT GUESTS.

The Landings HOA assumes no liability in case of accident or injury to anyone using these facilities.

NOTE: THE LANDINGS POOL IS PERMITTED AND INSPECTED BY THE



TENNIS COURT RULES

1. Courts Are For Tennis Or Pickle Ball Only.
2. Guests To Be Accompanied By A Resident of The Landings.
3. TENNIS SHOES MUST BE WORN.
4. 1 Hour Playing Time When Players Are Waiting.
5. Litter Must Be Placed In Trash Cans.
6. NO GLASS CONTAINERS OR FOOD PERMITTED.
7. No Pets or Pool Furniture Permitted.



Tennis court rules must be adhered to in order to protect the costly surface of the court and the integrity of the nets.

PLEASE SHOW RESPECT FOR THE COURTS!

TO PRESERVE THE INTEGRITY OF THE SPECIAL COURT SURFACE & THE REGULATION HEIGHT NETS...

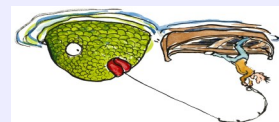
- Do not let children use the court it as a playground.
- Do not bring bicycles, scooters or roller skates on the court.
- DO NOT PERMIT ANYONE TO LEAN ON, SIT ON OR SHAKE THE NETS.
- Do not play loud radios.
- Do not let children under 14 play without supervision.
- NIGHT TIME PLAYERS PLEASE TURN THE LIGHTS

FISHING FOR FUN? PLEASE OBEY THE SIGNS

Fishing in the LAKE is OKKKKK!



Fishing in the POND...No Way!



LANDINGS' BUSINESS DIRECTORY

CAT SITTING — Feeding, litter box cleaning, and playtime, 1 or 2 visits daily, Take in mail, etc. I will take good care of your cats. Ellen Bonus 321-202-0492, bonusellen@gmail.com

COMPUTER SOFTWARE & TROUBLE-SHOOTING —KURT LEINENKUGEL
Your Problems are My Business. 407-415-6654 kleinies@yahoo.com

DANCE INSTRUCTIONS—BALLROOM, LATIN OR SWING
MARY LADISH, PROFESSIONAL INSTRUCTOR 407-718-0524 www.marysgiftofdance.com

ESTATE SALES—FREE CONSULTATION, NO UPFRONT COSTS
LICENSED, BONDED, INSURED— Marlies Bredel 321-663-6981 or Mary Stark 407-848-4105

FISHING GUIDE—FRESHWATER OR SALTWATER by LICENSED CAPTAIN DEBBIE GILMORE
407-505-8562 dgilmoredeb@aol.com

FISHING LURES FOR LIFE—VINTAGE COLLECTOR MICKEY GOWER 407-766-0087
soldmg@yahoo.com

FURNITURE UPHOLSTERY— LORI MARAS 407-314-3710

HOME IMPROVEMENTS—NAILED IT! BRIAN PORTER - LICENSED AND INSURED
407-697-2530 Naileditporter@gmail.com

JEWELRY—APPRAISALS / DIAMONDS / GEMS / FINE JEWELRY DESIGN
L GEMS, LLC Luis Gonzalez 407-965-8330 gonzo101919@gmail.com

MASSAGE THERAPIST—LICENSE MA0018520 JUDY KITTINGER 407-353-7367

MORTGAGE CONSULTANT—BARBARA DINI 407-687-7617 bdini@fbchomeloans.com

NOTARY PUBLIC— BETH ROSARIO text 407-252-9057 bethnblaze5@gmail.com

PORTRAIT PHOTOGRAPHY—For all occasions. Flexible hrs., reasonable prices.
Carol Linsenmayer, berrulins@aol.com, Carol-BrionPrice.com

PRINTING—JET SET PRINTING INC. MARY STANLEY 407-339-1900 mary@jetsetink.com

ROOFING, ETC.— Just-In-Time Roof Consulting and Sales. Justin Rothermel 407-580-6598.

SEW SWEET BOUTIQUE AND EMBROIDERY—CHARLOTTE SWAFFORD 321-279-0185

TERMINIX PEST INSPECTOR—BRIAN McDANIEL 457-450-3813 bmcdaniel2@terminix.com

REALTORS -LICENSED REAL ESTATE AGENTS:

BARBARA COY WATSON REALTY 407-497-1777 barbaracoy@gmail.com

DEBBIE GILMORE PARK PLACE REALTY NETWORK 407-505-8562 dgilmoredeb@aol.com

HELEN LETTER 407-227-8515 COLDWELL BANKER REALTY helenletter01@gmail.com

JIM RUDDY WATSON REALTY 407-718-0984 www.forhomesinflorida.com

LINDA ROBERTSON COLDWELL BANKER REALTY 407-399-4280 realtorLR@aol.com