



landingslongwood.com

JUNE 2022

ANNUAL MEETING 6-15-22



PLEASE SEND IN YOUR PROXY
OR GIVE IT TO A BOARD MEMBER

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>	Michael Simons	689-252-0840 michaels51475@gmail.com

The Landings of Longwood Board of Directors' Meeting
Longwood City Commission Building
Wednesday, May 18th, 2022, 7:00pm

Quorum

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

Minutes

The Minutes from April were presented. Helen motioned to approve the Minutes as presented, Anna seconded, all in favor, motion passed.

Financials

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

Committee Report

ACB – An ACB report was read.

Address	Work	Status
610 Riverside Ct	Painting of fence	Approved
730 Sandpiper Cir	Painting of House	Approved
741 Sandpiper Cir	Painting of House	Approved

The ACB committee presented what they felt the guidelines should be for metal roof approvals moving forward. These will be posted with the minutes from this meeting.

Beautification and Grounds Maintenance Report:

The plants that were approved for the \$200 are not available. Susan has stated that she will donate the Oleanders from her yard to the association, but they will all need to be removed so that she can plant something else in their place. Helen stated that she will see if she can find someone to help her remove them and replant them for less than the \$200 that was previously approved. Helen motioned to approve the use of the \$200 for the transplant of the Oleanders, Susan seconded, all in favor, motion passed.

Manager's Report

DiMasi and Delinquent Accounts: There were no new accounts to be sent to the attorney for collections or covenant enforcement.

Unfinished Business

Tennis Court resurfacing: Helen wrote a letter to the owner of Cross Court and Ellen emailed it to her.. The letter was read to the members at the meeting. The owner has agreed to release the association from any further financial obligation with the exception of \$200 for the net that was purchased and placed on the tennis court. Susan motioned to approve the payment of \$200 to cover the net that was purchased, Ellen seconded, all in favor, motion passed. The Tennis Court committee will meet with vendors and come up with a mutual decision on a vendor to finish the court.

Cabana repairs: The deck needs to come off and new deck, support beams, railing and benches need to be replaced. There were 2 proposals given, one was from Kittinger for \$10,000.00 to rebuild the supports and replace the deck. The second was from Lifetime Fence and Deck to tear the deck down completely and it was for \$17,280.00 to rebuild deck using Trex material and an aluminum railing. Benches were extra to install. The Board will continue to look for other options. The Board will have a sign made stating “Cabana is closed until further notice. “

Continued on following page...

May Minutes continued...

Pump Room: The pump room electric has been inspected and is all ok and up to code.

Storage Room: It was recommended that we install a conduit and separate GFI 120 v receptacle for the refrigerator for \$500.00. The Board would like to have another bid. If it is not over the \$500.00 they will move forward with the best bid. Helen motioned to approve the \$500.00 to be spent, Susan seconded, all in favor, motion passed.

Pool Equipment: The pool tank needs to be repaired and the sump pump and autofill needs to be replaced. The Board received 2 bids. One from Florida Sun for \$945.00, and the second from Spies was for \$1185.00. Susan motioned to approve the bid from Florida Sun for \$945.00, Helen seconded, all in favor, motion passed.

Ellen mentioned that there needs to be 3 pool umbrellas purchased along with poles to fit the tables. The old umbrellas are difficult to open and close.

New Business

Pat presented duties for the Pool Committee members for whomever is on the current committee to follow and know what the responsibilities are for that position. So far the committee consists of Pat Stark and Susan Kessler. This document will be published with the meeting minutes.

Pool Water Fountain: The water fountain is not working. Susan motioned to remove the water fountain at the pool, Helen seconded, all in favor, motion passed.

No smoking signs: There have been multiple times that there have been cigarette butts at the pool. The Board feels that there should be no smoking allowed at the pool or the tennis courts due to the lack of respect for the common areas by these individuals. Susan motioned to have signs made stating "No Smoking" for the pool area and the tennis courts, Anna seconded, all in favor, motion passed.

Children's garden area: There was a request for the association to allow the community to form a spot for the children to have a garden in the common area somewhere at the association. The Board feels that this is not a good idea. Susan motions to deny the request, Anna seconded, all in favor, motion passed.

Open Forum:

Adjournment

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

CONTINUED ON THE FOLLOWING PAGES ARE:

THE ACB GUIDELINES FOR METAL ROOFS.
THE POOL COMMITTEE RULES

ACB GUIDELINES FOR METAL ROOFS

**All metal roofs require an ACB application,
to include the guidelines below.**

Hidden fastener roofing (also called standing seam) of no more than 1" is recommended. This system has no exposed screws, making it the most weather tight and maintenance free system.

Of the three finishes, flat, mini ribs and striated, the striated finish is recommended. It is the strongest panel type, shows the least oil canning, (which are marks shown by weathering) and diffuses light.

There are three different thicknesses, 24, 26 and 29 gauge. The recommendation is either for 24 or 26. The most widely used, being 26 gauge.

Colors to be decided.

THE LANDINGS OF LONGWOOD POOL COMMITTEE (PC)

PC Representative(s): At least one but no more than two Landings residents / members will serve on the PC.

Duties of the PC: The PC duties as described below include these observations and reports to the Landings HOA Board of Directors (herein referred to as the Board) on the conditions of community swimming pool and area. This will include the pool deck, pool chairs, restrooms, and the cabana. These duties will be accomplished by:

- a.) To best perform the swimming pool duties, the PC will be provided or have available to the PC: Swimming pool diagrams / charts and schematics and specifications. Swimming pool maintenance files from pool service/ maintenance and or pool mechanical companies and electrical contractors.
- b.) The PC will be provided copies of the contract of the current pool cleaning service/ maintenance and or pool mechanical companies. If not stated on these contracts, the PC will be provided with current full pool service/ maintenance company name(s) and company contact representative name(s) and current phone numbers as well as current email addresses. Any copies of contracts provided to the PC, will be returned to the Board upon the PC being discontinued or no longer functional.
- c.) The PC will visit the swimming pool area on a regular basis, which may or may not constitute once per week, for visual observations to assess the cleanliness and clarity of the swimming pool water. This swimming pool water observation may or may not include the PC using a small swimming pool water chemical test kit. This swimming pool area visit can include an observation of the pool deck, chairs, restrooms, and cabana for any significant problems.
- d.) During these regular visits to the pool, the PC will check on the pool pump/filter room to provide a visual observation and assess if there are any visible issues, concerns in the filtration system / tank, pump(s), pipes, or other equipment that may need further assessment / inspection by the current pool service / maintenance company. If issues are identified the PC will notify the pool service company to obtain further assessment/ inspection. If the concerns, issues are not an emergency (Emergency can include issues that constitute immediate damage to the pool / pool equipment or residents) and the service / repair estimate is covered by the pool service company's contract, i.e., no additional cost to The Landings HOA, the PC can authorize the procedure/ work. The Board will then be made aware of this service / maintenance via email or at the next HOA Board Meeting. Any costs not within the service/ maintenance or other contract(s) that will cost additional money to The Landings HOA, and which does not constitute an emergency, the PC will present the information at the next HOA Board Meeting for the Board to make a decision.
- e.) In the event of an emergency, as defined above, the PC will contact the Board members as soon as feasible via phone and/or email and describe the issue(s) for the Board to then take appropriate action.
- f.) It is not the PC's duty to obtain bids and/or estimates for any pool, or pool areas for work, or material that may need to be done in these areas.
- g.) The PC does not have the authority to close the pool or pool area at any time. That is a decision which must come from the HOA Board via majority vote.

President's Message

Dear Residents:

I am pleased to announce the formation of **The Landings Advisory Panel**. We have several residents who are experts in certain fields and have years of experience that might be able to assist us if needed.

So far we have favorable responses from:

- *an expert in Survey reading and property lines*
- *a Parks dept. Manager with 40 years of experience*
- *a Civil Engineer*
- *a Janitorial expert and past pool/tennis chair*

Also, hoping to add an *IT person, Attorney, CPA, and Safety expert*. There will be no meetings or special hours involved. Just a little advice, help or recommendation if we need it. If you have some experience you would like to offer, please contact me or another board member. (Members will not be held liable for their advice.)

In addition to The Landings Advisory Panel, several residents have agreed to become **Block Captains**- He or she will be the eyes of his cul de sac.

The block captain will report:

- *broken sprinkler heads*
- *burnt out street lights*
- *broken pipes*
- *missed landscaping*
- *cars parked in the street or abandoned cars*
- *lost and found*
- *anything unusual.*

They will not be policemen or the complaint dept!

Both the Advisory Panel and Block Captains are a helpful way to increase resident activity and participation in our wonderful community.

Thank you in advance to those who have agreed to participate.

*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

*Respectfully, We Note the Passing of Long Time Resident, Dr. Raz.
Sincere Condolences to his Wife, Mrs. Raz and caretaker, Tina.*

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.

IF YOU THINK A CAR SHOULD BE TOWED...

CALL KIM AT TOP NOTCH AT 407-644-4406 OR
EMAIL landingslongwood@gmail.com.

NOTE: NO SMOKING IN THE GATED AREA!



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.

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.

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 FL DEPT. OF HEALTH.



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.

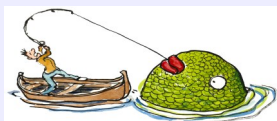
PLEASE SHOW RESPECT FOR THE COURTS!

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

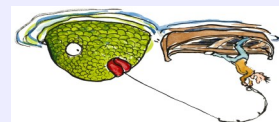
- Do not let children use the court it as a playground.
- Do not bring bicycles, scooters or roller skates on the court.
- DO NOT PERMIT ANYONE TO LEAN ON, SIT ON OR SHAKE THE NETS.
- Do not play loud radios.
- Do not let children under 14 play without supervision.
- NIGHT TIME PLAYERS PLEASE TURN THE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

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soldmg@yahoo.com

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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

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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