



landingslongwood.com

JULY 2022t



NEXT HOA BOARD MEETING
JULY 20, 2022

THE LANDINGS HOA BOARD OF DIRECTORS July 2022-June 2023

<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	awbatf1168@yahoo.com
<i>Director</i>	Michael Simons	689-252-0840	michaels51475@gmail.com

THE LANDINGS HOMEOWNERS' ASSOCIATION, INC.
Longwood City Commission Building
UNAPPROVED ANNUAL MEETING MINUTES
Wednesday, June 15th, 2022, 7:00 pm

Quorum: The meeting was called to order at 7:02 PM.

In attendance from the current Board were Ellen Bonus, Anna Wong-Borzumato, Susan Kessler, and Michael Simons. Helen Letter had an excused absence. Also in attendance was Kimberly Leddon from Top Notch Management Services.

Minutes: Anna motioned to accept the meeting minutes from the 2021 Annual Meeting, Michael seconded, all in favor, motion passed.

Voting Quorum: There were (12) homeowners present and (34) proxies. A quorum was reached.

Election of Officers:

The Intent to Run forms were sent out with 5 being returned to Top Notch to be considered for the Board. Ellen Bonus, Anna Wong-Borzumato, Susan Kessler, Michael Simons, and Helen Letter. There are 5 seats on the Board and 5 candidate submissions, therefore there is no vote necessary for the Board this year.

Ellen addressed the members regarding the need for membership interest in being part of the Board in the future. She suggested volunteer Block Captains to advise the Board of any local cul de sac issues and a volunteer Advisory Committee with different areas of expertise to help with situations that arise in the association.

Michael addressed the members to give some of his background and what he would like to see happen in the next year being a part of the Board. His main focus would be a preventative maintenance program to help alleviate problems in the community before they become costly. He is also working closely with RLC and is here to help the community in any way he can.

Open Forum: Topics that were discussed were:
Tennis Courts, Pool, and other areas that need to be upgraded and repaired.

Adjournment: Susan motioned to adjourn the meeting at 7:26 p.m., Michael seconded, all in favor, motion carried.



BEWARE OF BATS!

A resident on Bayshore Circle wanted to reach out to the community to let them know a bat colony that has accessed her patio enclosure through a gap not properly sealed.

On the left side of my house, adjacent to the common way, a colony of bats (at least 3 dozen) has decided to make the space between the ceiling and roof their home.

The bats have laws protecting their removal until Aug 15th. I have contacted Massey Services to repair/cover any other point of entry until we are able to install netting that allows the bats to safely fly out of the nest but prevents the bats from reentering the nest.

Massey did inform me that the colony will look for another home. Most likely a neighbor that has any holes or cracks.

I would like to notify the community to take this time to make the repairs before August 15th, so their homes do not become the next nest.



LOST CELL PHONE!

A resident on Sandpiper lost a cell phone possibly in the vicinity of the back pool path.

If you happen to find it, please email me.

(If you have children, please ask them if they found it.)

Ellen Bonus, landingslongwood@gmail.com

Driveways Are Private Property...

Dear Parents,

Please make your children aware that driveways, yards, and side walkways are private property and not play areas. *This may not seem important to you, but if a child gets hurt on someone else's property and the homeowner does not know where the child lives, it may delay first aid and much needed attention.*

Please see the message below from a Landings resident:

There are 2 kids riding on my driveway. The kids are cute (lol), but I do not know them. Does not look like a neighbor's toddler daughter or any visitors they have.

Is it possible to send an email to all parents letting them know to keep their kids out of others' driveways? I worry about a child who could flip their "low rider" and get hurt on my driveway when I don't know who their parents are and where they live.



Editor Suggestion: Parents, please teach you little one their full name, address and phone number as soon as they are old enough to learn it just in case they are lost or separated from you.

Respectfully We Note the Passing of Long Time Resident,
Richard Linton who lived on Turtle Rock Court. Our
Sincere Condolences to His Wife, Antje Linton and family.

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.

TOP NOTCH CONTACT—KIM LEDDON
Kim@topnotchcam.com or 407-644-4406

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

**NO PETS, NO GLASS, NO SMOKING
ON THE POOL DECK OR TENNIS COURT!**
**IF YOU HAVE GUESTS, IT IS YOUR
RESPONSIBILITY TO MAKE SURE
THEY FOLLOW THE RULES!**



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

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