



landingslongwood.com

AUGUST 2022

**SORRY !
THE POOL IS CLOSED FOR REPAIR
BUT WILL REOPEN AS SOON AS POSSIBLE...**



THE LANDINGS HOA BOARD OF DIRECTORS July 2022-June 2023

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<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

POOL HOURS 8 AM TO 10 PM

**DID YOU KNOW THE LANDINGS POOL
HAS A VIRTUAL SECURITY GUARD?**

**ANY PERSON IN THE POOL AREA AFTER 10 PM SHARP
WILL ALERT OUR ENVERA MONITORED
POOL CAMERA SYSTEM AND
A LIVE INSPECTOR WILL ASK YOU TO LEAVE.**

**THEY WILL ALSO TAKE YOUR PICTURE
NOTIFY MANAGEMENT AND
NOTIFY THE POLICE IF NECESSARY.**

**IF YOU HAVE GUESTS, PLEASE SEE THEY FOLLOW THE RULES
AND DO NOT TRY TO ENTER THE POOL AFTER HOURS!**



LIVE VIDEO SHOT = IDENTITY CONCEALED

Tree Trimming and Inspection Time

The Landings has many beautiful trees! They fill our community with fresh air and fragrance. They shelter our birds

But unfortunately our trees are getting older and many of them are not as strong as they used to be.

On Wednesday, a huge limb from a large tree in a neighborhood yard was knocked over by a burst of wind and completely blocked the pool path. It also damaged the homeowner's fence and chimney.

NOW IS THE TIME TO LOOK UP AT YOUR TREES AND LOOK AT THE TREES AROUND YOU. DO YOU SEE BARE OR BROKEN LIMBS, BROWN LEAVES, LOW, HANGING OR FALLING BRANCHES, PEELING BARK OR ANY OTHER THREAT TO YOU OR YOUR NEIGHBORS' PROPERTY?

This means it is time to call a reputable tree company or arborist and get a tree inspection. There is usually no charge for an inspection... and the property you save and the trees you save may be your own.

Who is Responsible when a Neighbor's Tree Falls on Your Property?

Excerpts from the Florida Tree Law

Under Florida tree law, the health of the tree determines who is responsible when that tree causes damage to a neighboring property. As long as the tree was healthy at the time, a landowner is not liable for damage caused if the tree falls down onto a neighboring property. However, if a dead tree falls on a neighboring property resulting in damage, the person who owns the property where the tree was originally located is responsible for damages caused to a neighboring landowner.

For example, if a healthy tree on your neighbor's property damages your roof after being blown down by a hurricane, you are liable for the damages. However, if weeks before the hurricane you notified your neighbor that a dead tree on his or her property posed a hazard, and the neighbor did nothing before the hurricane blows it onto your roof, your neighbor is likely liable for the damage.

Who is Responsible when a Neighbor's Tree has Branches or Roots Encroaching on Your Property?

Branches and roots frequently extend across property lines. Under Florida tree law, the health of the tree, branches, or roots, determines responsibility. If the branches or roots are healthy, then a landowner is not liable for damages caused by branches and roots which encroach onto an adjoining property.

The adjoining landowner may, at his or her own expense, trim back healthy branches or roots that encroach onto their own property but only up to the property line. If the branches or roots are dead, however, then the landowner with the tree located on his or her property may be responsible and could be liable for damages caused by those branches or roots.

IF A NEIGHBOR HAS A DAMAGED TREE, IT IS A GOOD IDEA TO NOTIFY THEM BY REGISTERED MAIL STATING YOU WILL HOLD THEM RESPONSIBLE FOR REPAIR IF ANY PART OF THE TREE FALLS ON YOUR PROPERTY. OTHERWISE, THE LAW HOLDS YOU RESPONSIBLE TO PAY FOR DAMAGES TO YOUR PROPERTY.

THE TALE OF THE LANDINGS TENNIS COURT...

Whether you are a tennis or pickle ball player, you have no doubt noticed the courts were unsatisfactorily resurfaced in February.

It took some time but after given an opportunity to correct the mistakes made, the contractor was told not to return as the corrections were not done properly. They agreed to be paid only half of the contract price.

Since then, we have diligently searched for a contractor we could depend on. I must thank Jeff Hayes and Bret Cavanaugh for their expert help in interviewing and inspecting work of the most affordable companies.

We have agreed on a local company with over 40 years experience whose work we have examined. They will completely resurface and re-line the courts according to our written Scope of Work. Remarkably, their bid was one of the lowest! The only drawback is, because of their demand, they won't commence work for approx. 13 weeks! The good thing is that we won't have to compete with the afternoon rains and possible serious storms at the end of summer.

Please have patience. Though unsightly, the courts are open and playable! In fact, our resident Pickleballer, Carol Linsenmeyer is still available for lessons on Sunday evenings! Give me a call to schedule at 407-227-8515. And! Please consider joining our tennis group who meet from 8 to 10 am Tu, Th & Sat. We have so much fun and are definitely not serious players!! Come any day or all three! And night games can be arranged at your request. See you on the courts!

Helen Letter

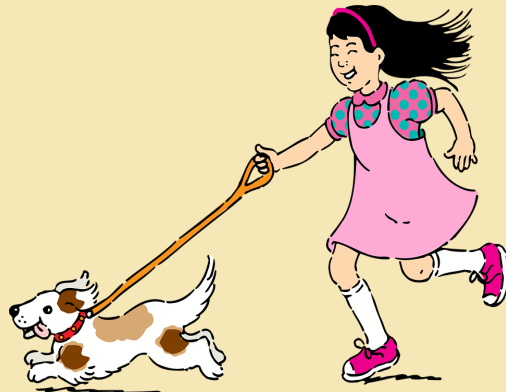
WE KNOW OUR
RESIDENTS LOVE
THEIR DOGS

AND DOGS CAN
BE FUN
BUT *NOT WHEN...*



*Not When They Are Running
Around Without a Leash or
Collar And Everyone is
Scrambling to Find Its Owner*

*Not When Their Owner
Does Not Clean Up
Their Waste ...If Your
Children Walk the Dog
Please Make Sure They
Have a Doggie Bag and
Knows How
To Use It,*



***THE ONLY PLACE TO DISPOSE OF
DOG WASTE IS YOUR OWN PAIL!***

The Landings of Longwood Board of Directors' Meeting
Longwood City Commission Building
Wednesday, July 13th, 2022, 7:30pm

Quorum

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

Minutes

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

Financials

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

Committee Reports:

ACB – An ACB report was read by Chair Julie Youngman

Address	Work	Status
624 Fallsmead Circle	Removal of 2 dead trees	Approved
920 Edgewater Court	Replace sliding door and single door	Approved
61 West Lake Circle	Roof replacement	Approved
1140 Harbour Drive	Replace front door and side light	Approved
980 Harbour Drive	Remove diseased Oak Tree	Approved
710 Sandpiper Circle	Two replacement widows	Approved

Beautification and Grounds Maintenance Report:

Flowers were delayed but will be put in on Thursday the 14th.

There have been 6 trees removed from the Landings Property this year and Helen would like to see some being replaced. She has found 2 trees that would be purchased and planted for around \$500.00. There was a bamboo plant offered from Susan Kessler at no cost and it could be moved and planted along with the other two trees being planted for an additional \$100.00. Oleanders were also offered and could be moved for an additional \$200.00. Michael made a motion to have the two trees purchased and planted along with moving the bamboo plant for a total of \$500.00, Helen seconded, all in favor, motion passed.

Cabana repairs: The proposals were discussed. Ellen presented 2 bids for deck replacement, 1 bid for deck removal and pavers, and 2 bids for deck removal and cement replacement. This item will be tabled until next meeting to allow the Board to look at the different options for expanding the deck and making the cabana floor a continuation of the pool decking.

Pool Committee Report: Pat Stark stated that there is a chlorine leak, and the tank in the pool room needs to be resealed. It is a 2–3-day process and the pool will have to be closed during this time.

Continued on following page...

July Minutes continued...

There were 2 bids – John Prutsman for \$2800. and Marco Polo Pools for \$2185. If the resealing does not stop the leak, we will need a leak detection company in order to locate the leak. The board voted to hire Marco Polo for \$2185.

Pat would like to know if the Bd of Health log needs to be filled out daily even if the tech is not there every day. Ellen will check with an inspector from the Bd of Health.

It was suggested that the floors of the bathrooms be textured if necessary so that they are not slippery when wet.

The pool hours were changed during Covid for the pool to close at 9 PM. It was suggested that the hours go back to close at 10 PM.

Ellen obtained several bids for the pool signs that need to be completed. The pool rules sign required by the Health Department was found to be the least expensive at Poolweb for \$97.00. Michael made a motion to approve the \$97.00 charge for the pool sign, Helen seconded, all in favor, motion passed.

The association rules sign was found to be the most reasonable for \$323.00 from Jet Set printing. Michael made a motion to approve the bid for \$323.00, Susan seconded, all in favor, motion passed.

Manager's Report

DiMasi and Delinquent Accounts: Kim discussed the 2 units that need to be sent to the attorney for Covenant Enforcement. There is one that has several violations and would need to wait for all to reach final before going to the attorney to keep from having to start the process over with each matter that was added. The other home may be sent at this time.

Unfinished Business

Crestbrook Puddlw A homeowner contacted Kim regarding the puddling of water in front of his house due to the pitch in the road in front of his driveway. There is some concrete work that needs to be done. Ellen will have a vendor look at it and prepare an estimate to fix the problem.

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Cabana steeple: Michael received an estimate from a roof company. The estimate included the rotten plywood and shingles as well as the ridge structure. He will discuss being able to keep the peak and possibly close the area under the peak so that the steeple can be placed on the roof. Michael motioned to approve the proposal for \$1500.00 with the caveat that any extra charge for the steeple will be discussed via email for approval, Helen seconded, all in favor, motion passed.

Supervisory Panel: Ellen discussed having a panel consisting of a few volunteer homeowners that the Board could go to for professional advice in their area of expertise when needed. So far the panel would be made up of a Civil Engineer, a former Parks Dept. mgr., a tennis court expert, a Title Company. mgr. and an IT expert. Susan motioned to have these homeowners compiled as a committee for the Board to use for advice, Michael seconded, all in favor, motion passed.

Block Captains: Ellen suggested the board ask for volunteers to help within the community with issues that occur on their block. The homeowner/resident would report the issues directly to Top Notch Management and Top Notch would reach out to the block captain to see if they could get the issues taken care of without the Board having to be the go-to person all the time. Michael made a motion to see if there were any volunteers to take the position, Susan seconded, all in favor, motion passed.

Reserve Study/Top Notch Discussion: The Board would like to have Marilyn from Top Notch look over the reserve study to determine where the increases need to be focused on to allow the reserves to be adequately funded for future projects. They would like to have Marilyn attend the next meeting and have it start at 6:00 in order to discuss the areas prior to the Board meeting starting at 7:00.

Top Notch can send out the Meeting Minutes to the association moving forward if there is no newsletter.

The Board would like to have Budget meeting dates set. The Board would also like Top Notch to show the Board how to use the website. Please create a list of what Top Notch can offer as services to the Board.

New Business

Handyman: Michael has met with several people to discuss the job of a part time handyman on site. It was determined that it would be best if the candidate has their own tools so that the association does not have to take on that cost. He will be meeting with more candidates and will report back at the next meeting.

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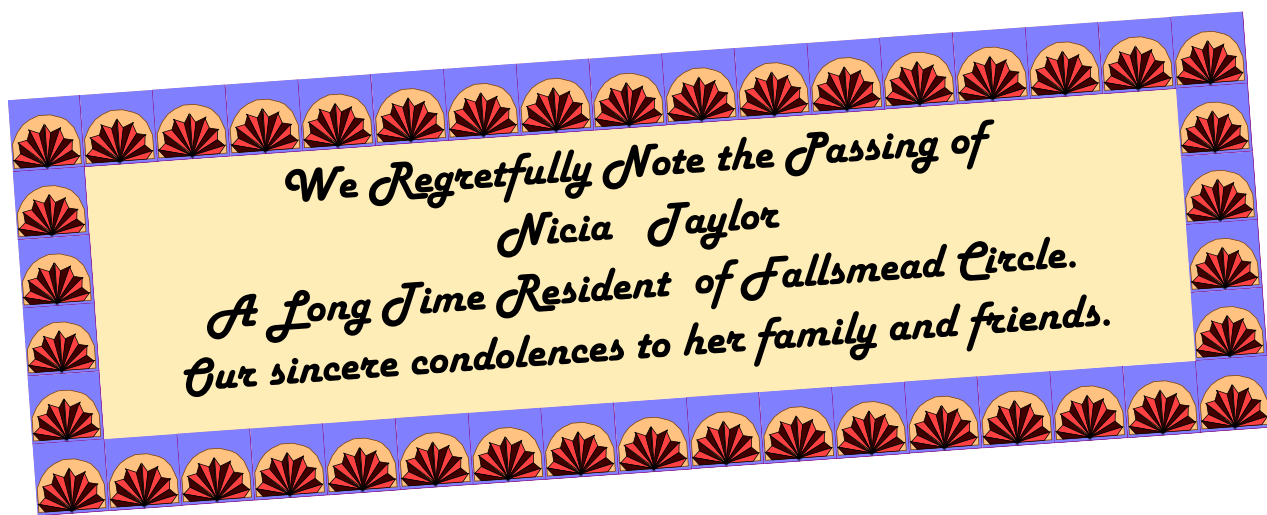
July minutes Continued from previous page...

Workers Compensation Coverage: The Board entertained the option to cancel the workers compensation policy. It is \$500.00 per year. Michael motions to keep the coverage, Susan seconded, all in favor, motion passed.

Open Forum:

Homeowners expressed the need to have Homeowners of pets to pick up after their dogs instead of leaving a mess all over the association.

Adjournment Helen motioned to adjourn the meeting at 8:45 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.

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.

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
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HOME IMPROVEMENTS—NAILED IT! BRIAN PORTER - LICENSED AND INSURED
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JEWELRY—APPRAISALS / DIAMONDS / GEMS / FINE JEWELRY DESIGN
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TERMINIX PEST INSPECTOR—**BRIAN McDANIEL** 457-450-3813 bmcdaniel2@terminix.com

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