

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, May 26, 2026 at 4:00 p.m.

TLA Conference Room/Microsoft Teams

AGENDA

<u>Agenda</u>	<u>Action Requested</u>
4:00 p.m.	
Call to Order	
Roll Call	
Guest and Member Comments):	Receive Comments
Please be sure to sign in; speaking limit five minutes.	
Consent Agenda	Approve Agenda
1. Accept meeting agenda	
2. Approve the minutes (pg.5)	
3. Receive committee reports (pg.34)	
4. Receive miscellaneous reports	
Reports from Community Organizations	Receive Reports
• The Landings Golf & Athletic Club	
4:15 p.m.	
New Business	
1. General Manager Staff Reports and Action Items	
a. Pending Projects Status Report (pg.8)	Receive Report
b. Monthly Financial Report (pg.13)	Receive Report
c. Community Development Report	Receive Report
d. Suspension of Membership Privileges: 4 Little Lane	Approve Recommendation
e. Monthly Security Report (pg.29)	Receive Report
f. Nominating Committee Appointments (pg.3)	Approve Appointments
g. Water Rate Committee Appointment (pg.3)	Approve Appointments
2. Board Committee and Special Reports	Receive Reports
a. Finance Committee	
b. Governance Committee	
c. Strategic Water Committee	
4:40 p.m. Directors' Comments & Questions	
4:50 p.m. President's Report	
5:00 p.m. Adjourn to Executive Session	
5:15 p.m. Reconvene to Open Session	
5:20 p.m. Adjourn	Adjourn

All regular meetings of the Board are open to all Members of the Association. Per the Association Bylaws, members other than directors may not participate in any discussion or deliberation unless and until they are recognized to speak. The Board may adjourn a meeting and reconvene in executive session to discuss personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar nature.

To: TLA Board of Directors
From: Karl Stephens, General Manager/COO
Subject: May 26, 2026 Board Agenda Background
Date: May 21, 2026

A. Call to Order

The President will call the meeting to order.

B. Roll Call



The President will determine Board member attendance to verify that a quorum exists to conduct business. Absent Board members should be excused by adoption of a motion.

Recommendation: If there are absent Board members, adopt a motion to excuse them from the meeting.

C. Landings Association Member Comments

At this time, Landings Association members may speak to the Board for up to five minutes after being recognized by the President and introducing themselves.

Recommendation: The President recognizes those on the sign-in sheet who wish to speak to the Board on a matter.

D. Consent Agenda



The President will request a motion for approval of all items included under the Consent Agenda. If anyone wishes to have discussion on any of the individual Consent Agenda items, a motion to remove that item from the Consent Agenda will be needed.

Recommendation: Adopt a motion to approve the Consent Agenda.

E. Report from The Landings Golf & Athletic Club (LGAC) President

This is an informational report, with no Board action required.

Recommendation: Ask any questions you may have and receive the report.

F. New Business – Items include informational reports that do not require Board approval, as well as action items that require formal approval by adoption of a motion. Action items needing Board approval require the following procedure: 1. Informational presentation; 2. President calls for a motion and a second to officially place the question before the Board; 3. Board deliberation on the item; 4. President calls for the vote on the motion.

1. GM Staff Reports and Action Items:

a. Pending Projects Status Report

The General Manager/COO will comment on items of interest and respond to Board questions on the status of projects currently underway.

Recommendation: Informational report with no Board approval required; ask any questions you may have and receive the report.

b. Monthly Financial Reports

The Finance Director will report on the financial condition of TLA for the month ending April 30, 2026.

Recommendation: Informational report with no Board approval required; ask any questions you may have and receive the report.

c. Community Development Report

The Community Development Director will comment on the statistics for the Department for the month of April 2026.

Recommendation: Informational report with no Board action required; ask any questions you may have and receive the report.

d. Suspension of Membership Privileges: 4 Little Lane



Suspension of membership privileges is recommended for the sixth consecutive month for the members at 4 Little Lane for continued non-compliance with the Architectural Guidelines.

Recommendation: Adopt a motion to suspend membership privileges for members at 4 Little Lane.

e. Monthly Security Report

The Interim Security Director will comment on the statistics for the Security Department for the month of April 2026.

Recommendation: Informational report with no Board action required; ask any questions you may have and receive the report.

2. Board Committee and Special Reports

This item provides an opportunity for the chair of each Board Committee to provide an update on work underway that is not otherwise on the agenda, in addition to any action items from Committee(s).

a. Finance Committee



• Water Rate Committee Appointments

Chair Ansley recommends the appointment of Patty Morgan, Marian Mackle, and Vicki McElreath to the Water Rate Committee.

Recommendation: Adopt a motion approving the appointments to the Water Rate Committee.

b. Governance Committee

c. Nominating Committee



• Nominating Committee Appointments

Section 3.7 of the Bylaws of the Association specifies that a Nominating Committee shall be appointed by the Board no later than the regular May Board meeting each year and shall consist of at least seven members, two of whom shall be a Board Member, who may be the chair, and the Board member ex officio, plus at least five members who shall not be members of the Board. Marian Mackle and Bill Ansley (both previously appointed) recommend the appointments of Sharon Stevenson, Steve Lee, Fran Provencher-Kambour, Herman Stone, Virginia Lastner, Bob Lindenschmidt, Rex Templeton, and Roger Belanger to the Nominating Committee.

Recommendation: Adopt a motion approving the appointments to the Nominating Committee.

d. Strategic Water Committee

G. Directors' Comments & Questions

At this time, Board members may comment on or raise questions on issues or items they would like discussed, considered for referral to Committee, or handled that are not currently otherwise under consideration. After raising and explaining an issue proposed for discussion or referral, Board consensus to proceed is required.

H. President's Report

The President will report on any current or future issues relevant to the Board or TLA community matters.

I. Adjourn to Executive Session



The Board will adjourn to Executive Session to discuss personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar nature.

Recommendation: Adopt a motion to adjourn to Executive Session.

Reconvene to Open Session.



J. Adjourn - Recommendation: Adopt a motion to adjourn the meeting.



THE LANDINGS ASSOCIATION, INC.
Regular Meeting of the Board of Directors
Tuesday, April 28, 2026 at 4:00 p.m.
TLA Conference Room/Microsoft Teams

MINUTES

DIRECTORS PRESENT Don Wurzel, President
Bill Ansley, Treasurer
Brian Dunphy
Jason Somers
Joe Nicholson
Tad Street
Patricia Morgan, Ex Officio

DIRECTORS NOT PRESENT Marian Mackle, Vice President
Vicki McElreath, Secretary
Robert Burch

LEGAL COUNSEL Andrew Dekle

STAFF PRESENT Caden Thomas, Budget Analyst
Chad Bundy, Captain – Security Department
Emily Evans, Community Engagement Director
Karin Condame, Human Resources Director
Karl Stephens, General Manager/COO
Kimberly McDowell, Executive Administrator
Larry Sincoskie, Marinas Director (Virtual)
Lynn Lewis, Director of Communications
Sean Burgess, Public Works Director

BOARD GUESTS Tony Marino, Landings Golf & Athletic Club

CALL TO ORDER

President Wurzel called the meeting to order at 4:11 p.m. He dispensed with the reading of the notice, adding that sufficient members were present to represent a quorum.

President Wurzel requested a motion to approve the absences of Vicki McElreath, Rob Burch, and Marian Mackle. Mr. Nicholson **MOVED** and the absences were **APPROVED** by a unanimous voice vote.

A. Guests

President Wurzel acknowledged that there were several guests in attendance for the meeting. Joe Welch, Janet King, and Pat Breslin requested to address the Board on topics including Franklin Creek parking, traffic safety, and county elections.

B. Agenda

President Wurzel then requested a motion to approve the consent agenda including minutes from the March 24, 2026, Board Meeting. Mr. Ansley **MOVED** to approve the consent agenda. It was **APPROVED** by a unanimous voice vote.

President Wurzel then invited Mr. Tony Marino to present the report from The Landings Golf & Athletic Club.

C. New Business

1. General Manager's Report

a. Pending Projects Status Report

GM Stephens provided brief comments on the General Manager's Weekly Report and then invited any questions from the Board of Directors. He further reported on the Annual Dues Vote and outstanding annual dues.

b. Suspension of Membership Privileges – 4 Little Lane

President Wurzel requested a **MOTION** to approve suspension of privileges for members at 4 Little Lane. Mr. Ansley **MOVED** and the motion was **APPROVED** by a unanimous voice vote.

c. Monthly Security Report

Chad Bundy presented his final report on the security statistics for the month of March 2026.

d. Bobcat and Attachment Purchase

President Wurzel requested a **MOTION** to approve the purchase of a 2026 Bobcat S770 Skid Steer Loader with Forestry Head Attachment and a compact tilt trailer at a total cost of \$109,951.61. Mr. Nicholson **MOVED** and the motion was **APPROVED** by a unanimous voice vote.

e. 401k Plan Updates

President Wurzel requested a **MOTION** to approve 401k plan updates including revisions to the advisor agreement with SageView from an ERISA 3(21) Agreement to an ERISA 3(38) agreement and a change to the plan design from a traditional Safe Harbor plan to a Qualified Automatic Contribution Agreement (QACA) Safe Harbor Plan. Mr. Ansley **MOVED** and the motion was **APPROVED** by a unanimous voice vote.

2. Board Committee and Special Reports

a. Finance Committee

Chair Ansley reported on committee work underway noting that it has been a good first quarter.

b. Governance Committee

Chair Mackle reported on the committee's review of the Charters and Board Policy Manual.

President Wurzel requested a **MOTION** to approve 2026 Committee Charters. Mr. Ansley **MOVED** and the motion was **APPROVED** by a unanimous voice vote.

D. President's Report

President Wurzel reported on the Landings Community Leadership Council meeting scheduled for May 1st.

President Wurzel then requested a **MOTION** to adjourn to Executive Session. Mr. Nicholson **MOVED**, and the motion was **APPROVED** by a unanimous voice vote.

RECESS INTO EXECUTIVE SESSION

The Board recessed into Executive Session at 4:59 p.m. President Wurzel requested a **MOTION** to reconvene to Open Session, Mr. Somers **MOVED**, and the motion was **APPROVED** by a unanimous voice vote. The Board reconvened from Executive Session at 5:52 p.m.

ADJOURN

There being no further business, President Wurzel requested a **MOTION** to adjourn. Mr. Somers **MOVED**, and the motion was **APPROVED** by a unanimous voice vote. The Board adjourned at 5:53 p.m.

Submitted by: _____ Kimberly McDowell, Assistant Corporate Secretary

To: Board of Directors
 From: Karl Stephens, General Manager/COO
 Re: Weekly Report
 Date: May 22, 2026

Memorial Day Holiday

In observance of the Memorial Day holiday, the administration offices and Public Works will be closed on Monday, May 25.

Security (Chad Bundy)

Vehicle Accidents

On Tuesday, May 19, Landings Security and Chatham County Police Department (CCPD) responded to Landings Way South at The Landings Association (TLA) for a report of a vehicle vs. golf cart accident. The driver of the cart, an unlicensed driver, was at the stop sign on the community path and proceeded between two vehicles stopped at the sign exiting TLA. Since her view was obstructed by the stopped vehicles, the golf cart driver did not see the third vehicle, which was making a left turn into TLA. The golf cart collided with the turning vehicle, causing damage to both vehicles. Landings Security issued a \$150 citation to the owner of the golf cart for unlicensed driving.

On Thursday, May 14, Landings Security responded to an accident on Elcy Lane involving a parked vehicle and a bicycle. The cyclist advised that he did not see the parked vehicle until he turned the corner around the median. He advised that he attempted to stop but still collided with the vehicle. Although the cyclist sustained minor injuries, he declined any medical treatment.

Suspicious Incidents

On Monday, May 18, Landings Security responded to a residence on Mercer Road for a report of suspicious activity. The complainant reported that he heard noises coming from the home next door, which was supposed to be empty. Upon further investigation, the current renters were still in the process of moving out. The complainant was advised of the findings.

Community Reminder: Community Path Rules

As warmer weather brings increased use of our community paths, residents and guests are reminded to practice safe and courteous path etiquette. A few reminders:

- All users should slow down and move to the right when approaching oncoming traffic, and pedestrians must always be given the right-of-way.
- Golf Cart drivers and cyclists should provide at least three feet of distance when passing pedestrians, which may require stopping or temporarily moving off the path.
- An audible warning is required when Golf Cart drivers or cyclists approach pedestrians from behind.
- Cyclists have the right-of-way over Golf Carts, and Golf Cart drivers must provide at least three feet of distance when passing a cyclist.
- The speed limit on all community paths is 18 MPH unless otherwise posted, and all users must stop before crossing roadways and yield to vehicular traffic at street intersections.
- Please remember that motorized vehicles other than Golf Carts and Class 1 and 2 electric bicycles are prohibited on Community Paths and trails.

By following these guidelines, everyone can help keep our paths safe and enjoyable for all users.

** Please note that a brief synopsis is provided for pertinent incidents that Security responds to during the week. All incidents are not covered in the weekly recap. Statistics for all reports are provided below. Please note that incident reports and citation reports are two different statistics, and the chart below reflects written incident reports and not citations issued.**	
Security Statistics (May 13 – May 19)	
ES False Alarm	1
ES Medical with Transport	8
ES Medical without Transport	4
LAW Accident: Motor Vehicle without Injuries	1
LAW Deceased Person	1
SEC Accident: Bicycle/Pedestrian	1
SEC Accident: Near Miss	1
SEC Accident: Vehicle vs. Gate	3
SEC Alarm	2
SEC Animal: Domestic	1
SEC Assistance Request	1
SEC Informative Report	4
SEC Juvenile-Related Incident	1
SEC PPMS: CDD	1
SEC Suspicious Incident	1
SEC Unsecured Property	3
SEC Utility Trouble	1
SEC Welfare Check	1



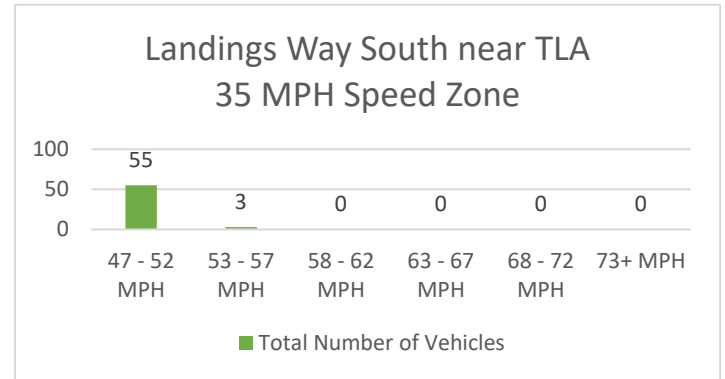
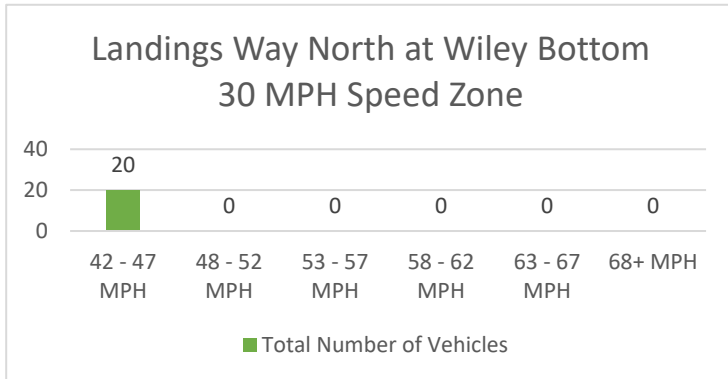
Extra Patrols

From May 13 to 19, Landings Security performed 92 extra patrols throughout the community in addition to their routine patrols and duties. Extra patrols are carried out for a variety of reasons such as prior incidents, known “hot spot” for activity, and resident requests due to concerns/issues at their residence.



Traffic Safety Update

The Guardian Pro Camera was deployed on Landings Way North at Wiley Bottom. From May 13 to May 19, there were 20 violations. The highest recorded speed in this area was 47 MPH, where the speed limit is 30 MPH. A second Guardian Pro Camera was deployed on Landings Way South near The Landings Association. From May 13 to May 19, there were 58 violations. The highest recorded speed in this area was 56 MPH, where the speed limit is 35 MPH.



Public Works (Sean Burgess)



Storm Drain Repairs on Tidewater Way

Southeast Pipe completed several small pipe repairs on Tidewater Way this week. Traffic impacts are expected to begin on Monday, June 1, when Southeast Pipe will perform cured-in-place pipe (CIPP) repairs at the intersection of Tidewater Way and Tidewater Way. The project is expected to continue through Friday, June 5. During this time, traffic control personnel will be on site, and detour signage will be in place to help guide drivers safely through the area.

Residents are asked to use the Brandenberry Road to Yam Gandy Road detour while work is underway. Please allow a little extra travel time and use caution when traveling near the work zone.

Thank you for your patience as we complete this important infrastructure work to support our community.



Oakridge Gate Street Light and Directional Sign Electrical Repair

The power source feeding the corner streetlight as well as the directional sign between Oakridge gate and Green Island Road was damaged, causing the lights to flicker. Staff located the damaged electrical line, removed it, and replaced it with new conduit and wiring.



Center Island Fertilization


This week, fertilization of all center islands was completed along Shellwind Drive, Westcross Road, and Landings Way North and South as part of our ongoing landscape maintenance program. Applying fertilizer at the appropriate time of year helps promote healthy turf growth, improve color, and strengthen root systems ahead of the peak growing season.




A 26-0-13 fertilizer blend was used for these applications. The “26-0-13” designation refers to the nutrient composition of the fertilizer: 26% nitrogen, 0% phosphorus, and 13% potassium. The high nitrogen content supports vigorous green growth and helps maintain a healthy, attractive appearance throughout the roadway corridors. The potassium component improves overall turf durability by enhancing drought tolerance, disease resistance, and stress recovery. The absence of

phosphorus is also environmentally beneficial in established landscapes, as it reduces the potential for nutrient runoff into nearby lagoons and waterways where excess phosphorus can contribute to algae growth and water quality concerns.

Routine fertilization is an important part of maintaining the ground cover, reducing erosion, enhancing appearance, and long-term health of the community’s landscaped common areas. We appreciate the team’s continued efforts in keeping these highly visible corridors looking their best.

 **Community Path Repair**
This week, Absolute Concrete repaired 15 damaged community path panels on Bartram Road North.

 **Delegal Creek Marina Captain’s Lounge**
The screen doors at the Captain's Lounge were vandalized and severely damaged. Staff sourced new wooden screen doors which were then painted and installed thereafter.



Community Development (Erin Schumacher)

2026 Construction Activity	
Permits Issued this Week (Staff approved) ¹	23
Permits Issued this Week (ARC approved) ²	3
Site Inspections this Week	54
New Homes Under Construction	18
ARC Projects Reviewed at Last Meeting	19
Permits Issued YTD	518

^{1 & 2} Includes permits issued from Wednesday of the previous week through Tuesday of this week.

Private Property Maintenance Standards

Routine inspections were conducted along the Magnolia and Deer Creek Golf Courses. Follow-up and requested inspections were conducted throughout the island. This week, two properties were contacted regarding new violations of the Private Property Maintenance Standards, and two properties were contacted to provide courtesy education regarding property maintenance standards.

PPMS Routine Covenants Inspection	Week Ending 5/22/26
Total Weekly Inspections	393
- Routine PPMS Inspections	384
- Follow-up Inspections	9

Private Property Maintenance Standards Data	Week Ending 5/22/26
Total properties in violation as of week ending 5/15/26	59
Newly Identified Properties in Violation	2
Properties Removed from Violation	2
- Resolved within 0-30 Days	1
- Resolved within 31-60 Days	1
- Resolved within 61-90 Days	0
- Resolved within 90+ Days	0


Private Property Maintenance Standards Data	2026 YTD
Properties in Violation prior to 2026	50
Newly Identified Properties	58
Properties Removed from Violation	49
Properties Remaining in Violation	59
Properties Received Courtesy Educational Notification	152

Marinas (Larry Sincoskie)


Landings Harbor		Delegal Creek	
Boat Occupancy	320-93%	Boat Occupancy	58-100%
Kayak Occupancy	8-99%	Kayak Occupancy	28-50%
Fuel Sales	\$9,048	Fuel Sales	\$9,996
Merchandise Sales	\$2,148	Merchandise Sales	\$213
Guest Dockage & Services	\$25	Guest Dockage & Services	\$193
Boat Launch Count	338	Kayak Rentals	\$90
LHM Waiting List Dry Storage	132	LHM Waiting List Wet Storage	112
LHM Waiting List Jet Ski/PWC	9	DCM Waiting List Wet Storage	20

Landings Harbor Marina

Landings Harbor Operating hours: 8 AM – 5 PM Daily

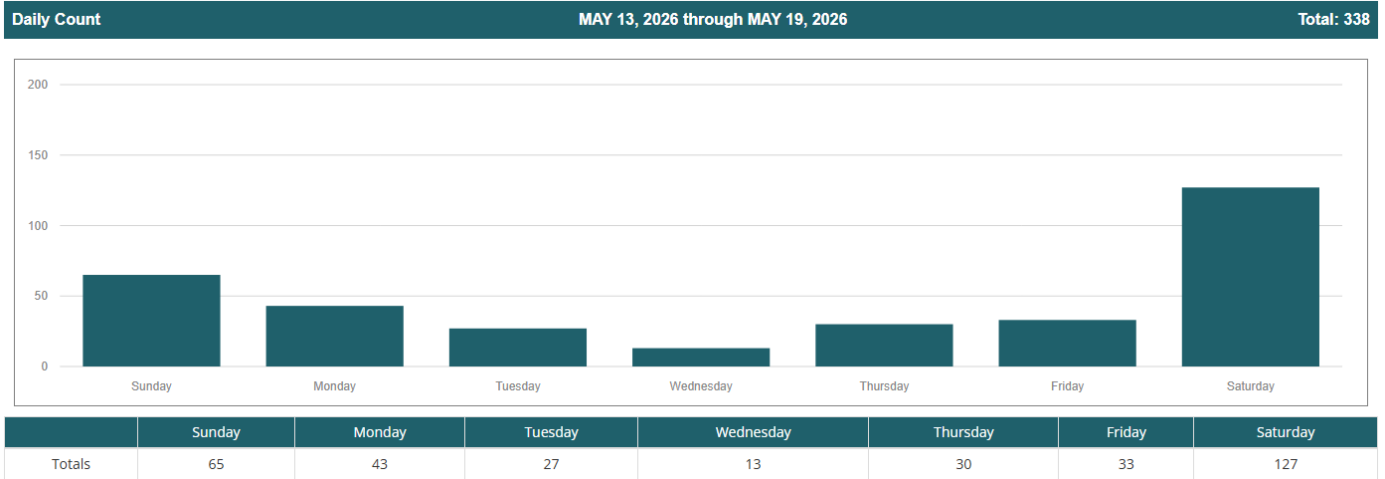
 Phase three of the dry rack project was completed on Friday morning. Staff began loading boats into the new building on Friday afternoon and over the weekend. Once all boats are reassigned into the new building, available space will be filled from the waiting list. Phase three's completion adds an additional 12 storage slots to the marina dry storage operations.



 Myrick Marine installed the remaining panels on the south entrance wall this week. Myrick Marine expects to complete the project by Saturday, May 23.



Landings Dry Storage Activity



Delegal Creek Marina

Delegal Creek Marina Operating hours: 9 AM – 5 PM Daily

Human Resources (Karin Condamé)

Open Positions	Status Update	Opened	Filled
Director of Community Safety	Position offered and accepted. Prescreening in process. Start date is set for 6/1/26.	3/2/26	
Administrative Assistant – Front Desk	Position filled by Faberge Williams	3/16/26	5/19/26
Marina Forklift Operator	Recruiting continues.	5/11/26	
Construction Specialist	Recruiting continues.	5/13/26	

Total Open Positions: 3

Total number of Full-Time Employees: 82

Total number of Part-Time or Seasonal Employees: 6

Total number of Employees (headcount): 88

To: Karl Stephens, General Manager/COO
From: Jessica L. Henderson, Finance Director
Subject: April Monthly Financial Report
Report Date: May 15, 2026

The report provides an overview of The Landings Association's financial activity through April 30, 2026, including investment performance, assessment collections, operating results, and members' equity.

Financial Position

As of April 30, 2026, short term investments total \$9,940,669, held in individual Certificates of Deposit. In addition, our cash balance at Ameris Bank stands at \$9,242,589, which includes two Money Market Accounts.

Interest earnings for the month of April amounted to \$47,463. Of this, \$9,333 was earned in the Operating Account and \$38,130 in the Capital Reserves Account. These earnings were distributed across our financial institutions, with \$19,587 from Ameris Bank, \$840 from Workmens Circle Credit Union, and \$27,036 from our portfolio of holdings at FNC. The Investment Subcommittee continues to meet quarterly to review our holdings and market conditions, ensuring that our investment strategy remains aligned with maximizing returns.

Assessment statements for 2026 were mailed on January 30, with payments due on March 1. Late fees were applied on April 1, 2026, and member privileges were suspended starting April 13 for unpaid accounts.

As of May 15, we have received 99% of expected assessment revenues, matching the collection rate for the same period in 2025. The number of accounts with outstanding balances has increased, from 27 in April 2025 to 37 this year. Participation in payments plans has shifted: 216 accounts are enrolled in the monthly plan, up from 197 last year, while 333 accounts are using the quarterly plan, down from 335.

At the end of April 2026, the balance for Other Assessments & Services receivables stood at \$358,912. Of this amount, \$243,434 represents current charges. The remaining balance includes \$38,974 aged 31-60 days, \$7,019 aged 61-90 days, and \$69,485 – approximately 19% of the total – aged 91-120 days past due. Currently, 29 accounts have balances over 60 days. Five of these, which are non-assessment accounts, have been referred to our Collections Attorney and are no longer managed internally. We anticipate receiving payments prior to the Board Meeting. In response to these delinquencies, we have adjusted our Allowance for Doubtful Accounts to reflect the total amount past due beyond 90 days.

Statement of Operating Revenues & Expenses

Through April 2026, the combined Operating Fund generated \$(94,535) in net revenues before depreciation.

TLA Operating Fund

The Association Operating Fund reported a year-to-date gross margin of \$3,642,242, which is \$107,157 better than the budget. This favorable variance is due to stronger-than-expected performance in rental income, derived from a lump sum payment from Crown Castle on 2 cell phone tower leases along with better-than-expected revenue from Sunset Room rentals, chipping revenue accounted for in member services, along with violation fees performing higher than the budget anticipated in the other revenue account.

Year-to-date operating expenses are favorable to budget by \$366,858. This variance is primarily driven by timing differences between the budget and actual spending on equipment purchases in Public Works, vendor access application/software, and median refurbishment.

As a result, net revenues over expenses before depreciation are \$(96,331), favorable to budget expectations by \$474,015.

TLA Marinas Operating

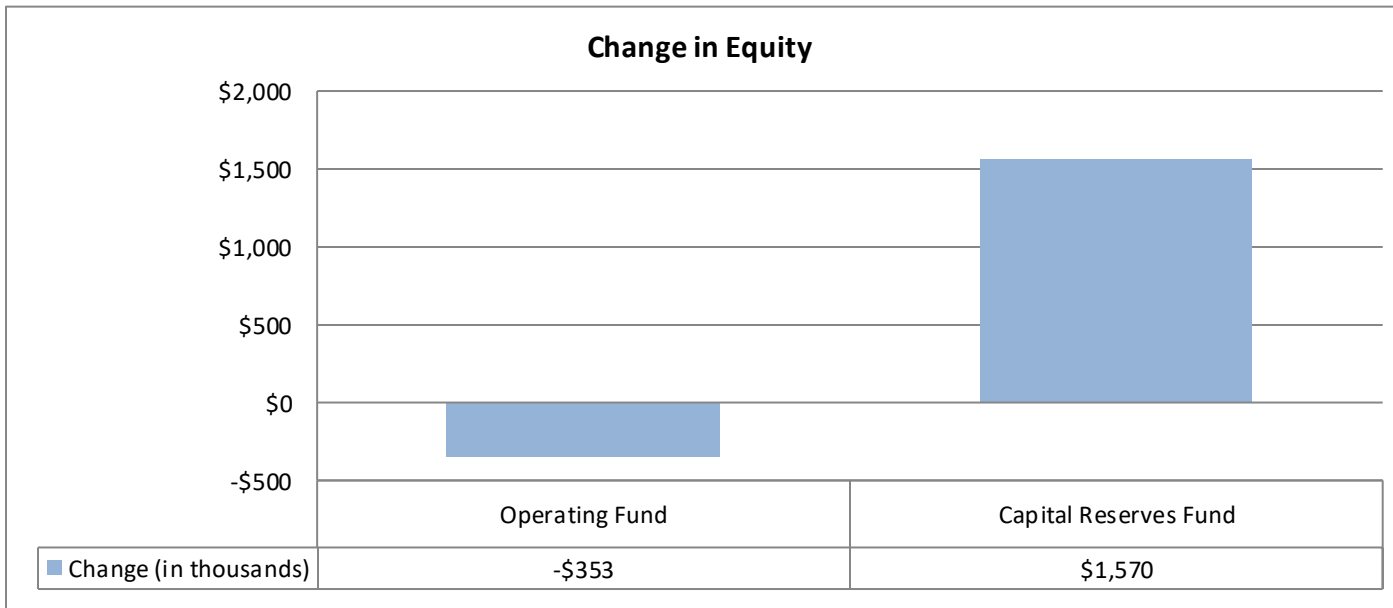
The Marinas Operating Fund reports a year-to-date gross margin of \$776,683, which is unfavorable to budget by \$14,686. This is primarily due to less than budget boat storage revenue Landings Harbor Marina, because of temporary displacement associated with the Dry Stack replacement project.

Year-to-date operating expenses for the Marinas are \$97,256 more than the budget. This variance is derived mainly because of the final payment for the Landings Harbor bathroom renovations and seawall repairs.

Members Equity

As of April 30, 2026, Members' Equity totaled \$14,020,000, an increase of \$1,217,000 since December 2025. This figure reflects compliance with the Financial Accounting Standards Board (FASB) revenue recognition standard adopted in 2019. Under this standard, reserve fund equity is now reported in the liability section of the balance sheet as deferred revenue until expenses are incurred. This change in presentation means that \$12,513,857, which was previously included in members' equity for capital reserves, is now recorded as deferred revenue. While this adjustment affects how equity is displayed, it does not impact the Association's financial strength or reserve funding.

Change in Equity from December 31, 2025:



Capital Purchases

2026 Small Farm Tractor Purchase

Staff recommend the purchase of a John Deere 3032E Utility Tractor with loader attachment to replace the existing John Deere 3032E (Small Farm Tractor). The current attachments the department uses on the small farm tractor are still in good condition and will fit on the new tractor (grapple, bucket, landscape rake, box blade and pallet fork). The utility tractor is used across all departments in The Public Works Department – Construction, Environmental and Facilities. The total cost of this equipment is \$18,725 compared to the budget of \$37,000.

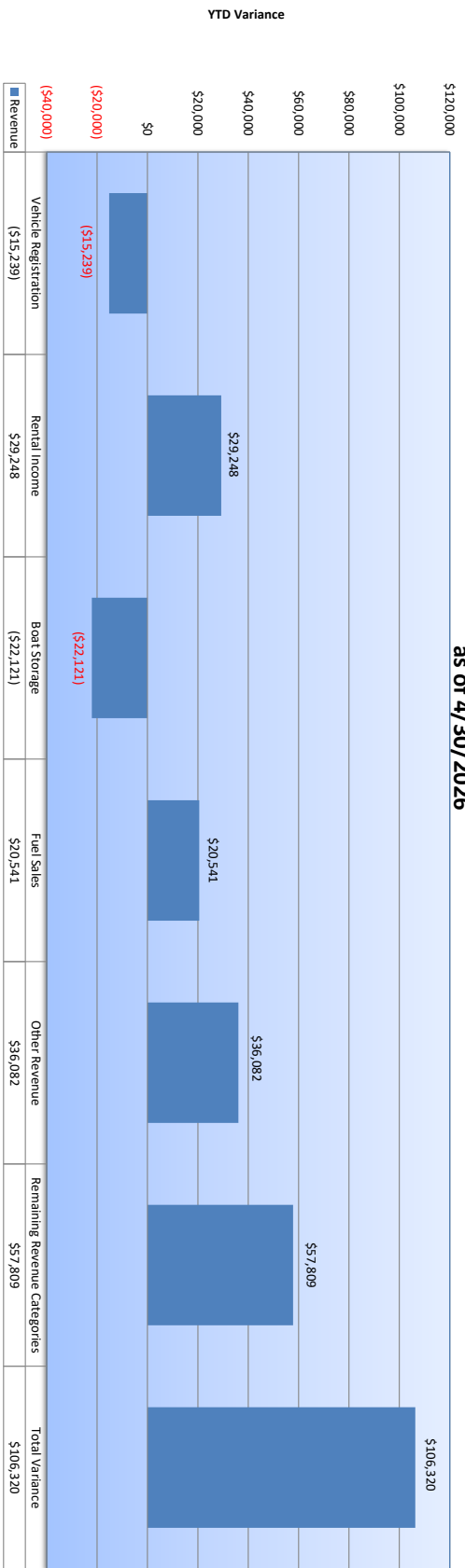


2026 John Deere 5067E Utility Tractor with Loader Attachment Purchase

Staff recommend the purchase of a John Deere 5067E Utility Tractor with Loader attachment to replace the existing John Deere 5065E Tractor. To stay below budget, the older unit will be traded in and the attachments for the current unit are able to be repurposed for the new unit as they are in good condition (grapple, bucket, landscape rake, box blade and pallet fork). The 5067E Utility Tractor is primarily used in the Construction and Environmental departments for large scale road and lagoon projects and common property tree removals. The total cost of this equipment is \$41,195 compared to the budget of \$67,000.

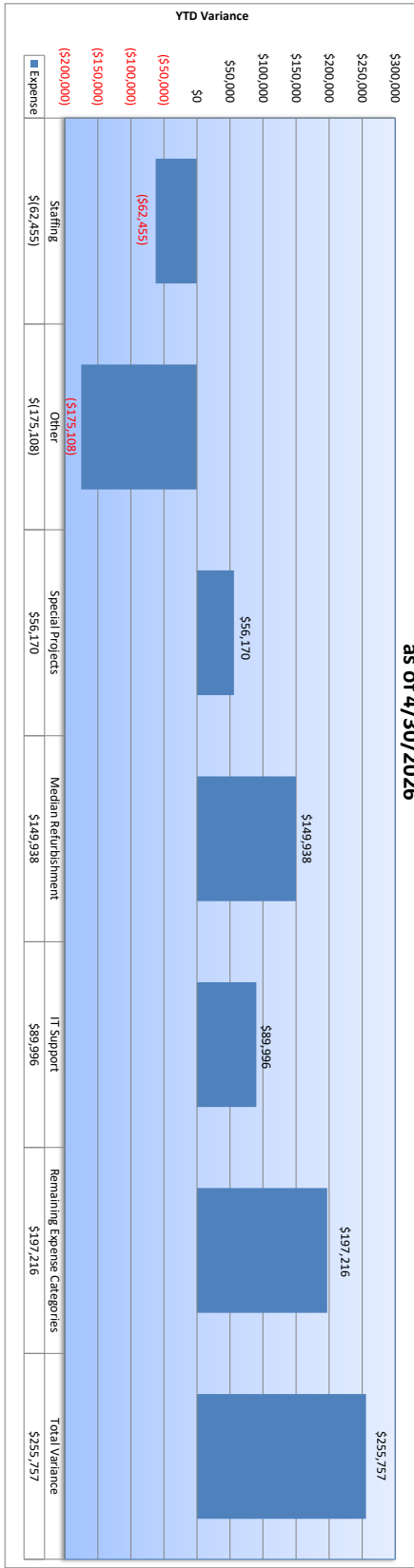


TLA & Marinas
YTD Revenue Budget Variance
as of 4/30/2026



Vehicle Registration Revenue performed less than budget mainly due to decreased Other vehicle registration revenue.
Rental Income Revenue performed better than budget mainly due to a one-time telecommunications lease payment received in January for two leases, along with better-than-expected rental income from the Sunset Room.
Boat Storage Revenue performed less than budget mainly due to lower-than-expected LHM Rack Rental revenue, primarily resulting from displacement associated with the Dry Stack replacement project.
Fuel Sales Revenue performed better than budget mainly due to better than expected gasoline and diesel sales at both Marinas.
Other Revenue Revenue performed better than budget mainly due to an increase in Violation Fees and PPMs Fines.
Remaining Revenue Categories Combined All Other Revenue Categories are performing better than budget; mainly due to Chipping Revenue.

**TLA & Marinas
YTD Expense Budget Variance
as of 4/30/2026**



Staffing
 More than budget mainly due to increased Temporary Personnel and Overtime costs within the Security and Public Works departments.
Other
 More than budget mainly due to higher Bad Debt expense and Service Charge/CC Fee expenses.
Special Projects
 Better than budget mainly due to the timing of budget vs expense for the Community Survey.
Median Refurbishment
 Better than budget mainly due to the timing of budget vs expense for the purchase of pine straw for road medians.
IT Support
 Better than budget mainly due to the timing of budget vs expense for the purchase of a new Vendor Access Application/Software.
Remaining Expense Categories
 Combined All Other expense categories are better than budget mainly due timing of purchases for Office Supplies/Small Tools, Professional Fees, Engineering Services, and Security/Police/EMS/Safety expenses.

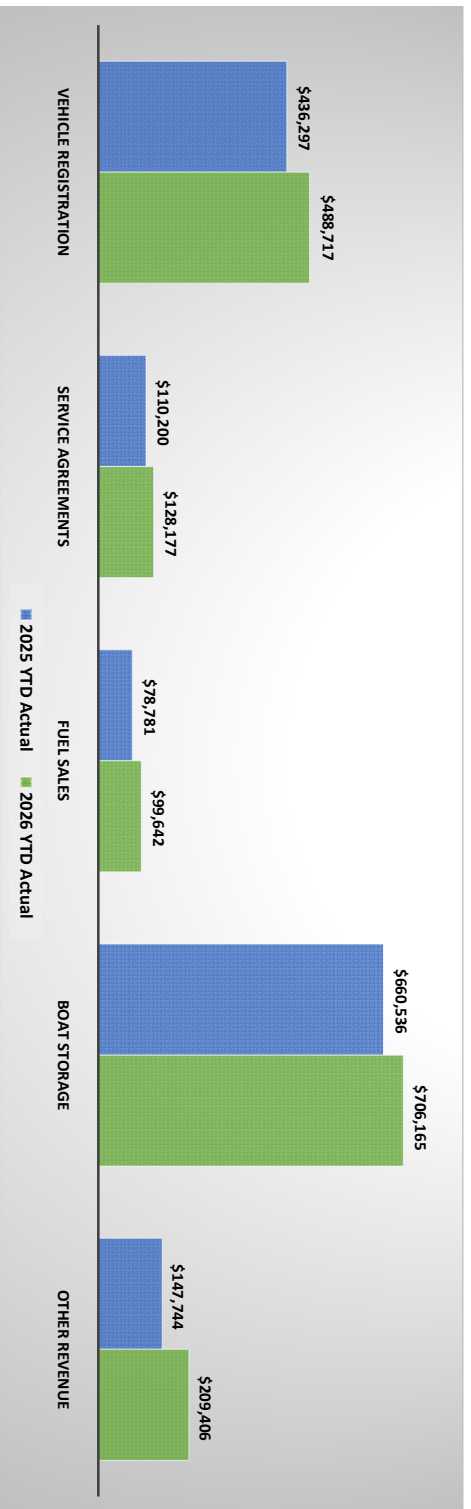
The Landings Association, Inc.

TLA and Marinas Operating

For the Four Months Ending Thursday, April 30, 2026

	2026 YTD April Actual	2026 YTD April Budget	YTD -vs- Budget YTD	% of Actual to Budget Variance	2025 YTD Actual	Current YTD-vs- Prior YTD	% Change Prior YTD	2026 Total Year Budget	2025 Total Year Actual
Revenues									
Assessment Revenue	\$2,372,067	\$2,372,067		100%	\$2,361,753	\$10,314	0%	\$7,116,200	\$7,085,260
Non-Assessment Revenue									
Service Agreement	128,177	128,177		100%	110,200	17,977	16%	243,750	221,581
Vehicle Registration	488,717	503,956	(15,239)	97%	436,297	52,420	12%	1,526,990	1,288,824
Architectural Fees	63,295	55,074	8,221	115%	50,480	12,815	25%	166,220	164,215
Interest Earned	23,466	26,024	(2,558)	90%	27,993	(4,527)	(16%)	90,000	163,509
Rental Income	124,731	95,483	29,248	131%	111,680	13,051	12%	397,621	311,173
Boat Storage	706,165	728,286	(22,121)	97%	660,536	45,629	7%	2,224,697	1,971,851
Kayak Revenue	4,103	4,736	(633)	87%	4,402	(299)	(7%)	15,182	14,047
Fuel Sales	99,642	79,101	20,541	126%	78,781	20,861	26%	352,000	359,260
Merchandise	27,215	24,839	2,376	110%	24,124	3,091	13%	92,280	89,099
Marina Other	15,750	15,777	(27)	100%	16,851	(1,101)	(7%)	50,500	50,914
Member Services	250,180	199,750	50,430	125%	240,950	9,230	4%	629,700	683,720
Other Revenue	209,406	173,324	36,082	121%	147,744	61,662	42%	452,672	605,574
Non-Assessment Revenue	2,140,847	2,034,527	106,320	105%	1,910,038	230,809	12%	6,241,612	5,923,767
Total Revenue	4,512,914	4,406,594	106,320	102%	4,271,791	241,123	6%	13,357,812	13,009,027
Cost of Goods Sold	93,989	80,141	(13,848)	117%	76,383	(17,606)	(23%)	338,604	363,758
Gross Margin	4,418,925	4,326,453	92,472	102%	4,195,408	223,517	5%	13,019,208	12,645,269
Expenses									
Staffing	2,352,950	2,290,495	(62,455)	103%	2,084,243	(268,707)	(13%)	6,787,488	6,595,910
Printing & Postage	37,273	39,907	2,634	93%	15,357	(21,916)	(143%)	54,865	23,729
Office Supplies/Small Tools	109,210	164,771	55,561	66%	125,688	16,478	13%	287,033	190,295
Utilities	84,263	84,622	359	100%	87,388	3,125	4%	262,777	255,617
Off-site Storage	769	1,031	262	75%	1,034	265	26%	2,984	2,898
Insurance	306,433	309,371	2,938	99%	248,760	(57,673)	(23%)	990,762	852,997
Taxes	4,000	4,000		100%	4,000		0%	84,993	61,831
Professional Fees	43,280	91,125	47,845	47%	110,431	67,151	61%	124,500	237,417
Other	246,894	71,786	(175,108)	344%	123,319	(123,575)	(100%)	152,468	252,768
Marketing Expenses	30	1,636	1,606	2%		(30)	0%	6,000	
Kayak Expenses				0%			0%		1,564
Community Outreach	1,655	10,500	8,845	16%	8,512	6,857	81%	30,512	19,520
IT Support	232,817	322,813	89,996	72%	210,079	(22,738)	(11%)	562,015	467,592
Special Projects	640	56,810	56,170	1%	31,682	31,042	98%	73,780	55,676
Engineering Services	6,270	52,418	46,148	12%	6,181	(89)	(1%)	186,190	69,453
Operating Contingency				0%	1,213	1,213	100%	145,000	1,213
Dredging Expense	155,639	147,000	(8,639)	106%	62,035	(93,604)	(151%)	168,000	159,449
Median Refurbishment	62	150,000	149,938	0%	17,389	17,327	100%	154,500	162,246
Security/Police/EMS/Safety	8,252	47,117	38,865	18%	35,614	27,362	77%	48,992	58,648
Repair & Maintenance	224,902	191,792	(33,110)	117%	191,430	(33,472)	(17%)	383,265	548,742
Landscaping	377,671	386,643	8,972	98%	389,462	11,791	3%	1,210,700	1,188,225
Fleet Maintenance	38,015	33,459	(4,556)	114%	29,595	(8,420)	(28%)	109,316	102,746
Lagoon Related	25,679	43,068	17,389	60%	24,975	(704)	(3%)	171,673	114,407
Road -paving/ striping/ cleaning				0%			0%	34,505	23,424
Wildlife Management	24,032	31,900	7,868	75%	20,240	(3,792)	(19%)	112,299	109,337
Mailbox/Signs/Misc.	12,527	35,322	22,795	35%	28,058	15,531	55%	169,744	142,734
Recruiting/ Retention	19,312	15,544	(3,768)	124%	13,234	(6,078)	(46%)	54,690	61,647
Other Infrastructure Repairs	21,580	40,839	19,259	53%	362	(21,218)	(5861%)	79,568	11,786
Facilities	181,105	159,096	(22,009)	114%	207,098	25,993	13%	566,450	710,308
Gain or Loss on Asset Disposal	(1,800)		1,800	0%		1,800	0%		(4,799)
Other Expenses(Less staffing)	2,160,510	2,492,570	332,060	87%	1,993,136	(167,374)	(8%)	6,227,581	5,881,470
Total Expenses	4,513,460	4,783,065	269,605	94%	4,077,379	(436,081)	(11%)	13,015,069	12,477,380
Net Revenue Before Depr.	(94,535)	(456,612)	362,077	21%	118,029	(212,564)	(180%)	4,139	167,889
Depreciation	239,073	249,800	10,727	96%	251,114	12,041	5%	753,709	772,739
Net Revenues Over Exp.	(333,608)	(706,412)	372,804	47%	(133,085)	(200,523)	151%	(749,570)	(604,850)

2026 YTD Revenue as of 4/30/26 vs. 2025 YTD Revenue as of 4/30/25



Revenue	2025 YTD Actual	2026 YTD Actual	Variance	Explanation
Vehicle Registration	\$ 436,297	\$ 488,717	\$ 52,420	Mainly due to a fee increase in 2026 compared to 2025.
Service Agreements	\$ 110,200	\$ 128,177	\$ 17,977	Due to increased revenue generated from LGAC vendor agreement compared to 2025.
Fuel Sales	\$ 78,781	\$ 99,642	\$ 20,861	Increased revenue from gasoline sales at LHM and diesel sales at both marinas in 2026, likely resulting from higher price-per-gallon rates in 2026.
Boat Storage	\$ 660,536	\$ 706,165	\$ 45,629	Mainly due to the 12% rate increase at both Marinas in 2026.
Other Revenue	\$ 147,744	\$ 209,406	\$ 61,662	Mainly due to an increase in Violation Fee and PPMs Fine revenue compared to 2025, as well as the elimination of Dark Fiber Lease revenue share payments in 2026 that were incurred in 2025.

2026 YTD Expense as of 4/30/26 vs. 2025 YTD Expense as of 4/30/25



Expense	2025 YTD Actual	2026 YTD Actual	Variance	Explanation
Staffing	\$ 2,084,243	\$ 2,352,950	\$ (268,707)	Mainly due to higher overall staffing expenses in 2026, which is also driven by increased Temporary Personnel and Overtime costs within the Security and Public Works departments compared to 2025.
Other	\$ 123,319	\$ 246,894	\$ (123,575)	Mainly due to higher Bad Debt expense and Service Charge/CC Fee expenses compared to 2025, which is mainly driven by an increase in both Assessment and Non-Assessment past due accounts compared to 2025.
Dredging Expense	\$ 62,035	\$ 155,639	\$ (93,604)	Mainly due to the dredging project being completed earlier in 2026 than in 2025.
Professional Fees	\$ 110,431	\$ 43,280	\$ 67,151	Mainly due to the timing of billing for legal fees in 2026 compared to 2025.
Repair & Maintenance	\$ 191,430	\$ 224,902	\$ (33,472)	Mainly due to repair costs associated with the LHM Restroom Refurbishment and LHM forklift repairs in 2026.
Insurance	\$ 248,760	\$ 306,433	\$ (57,673)	Mainly due to an increase in Insurance renewal/premium costs compared to 2025.

The Landings Association, Inc.
TLA and Marinas Operating
For the Month Ending Thursday, April 30, 2026

	2026 April Actual	2026 April Budget	Monthly Actual -vs- Budget	% of Actual to Budget Variance	2025 April Actual	Monthly Current Actual -vs- Prior Actual	% of Current Actual to Prior MTD	2026 Actual YTD	2026 Budget YTD
Revenues									
Assessment Revenue	\$593,017	\$593,017		100%	\$590,438	\$2,579	0%	\$2,372,067	\$2,372,067
Non-Assessment Revenue									
Service Agreement	13,775	13,775		100%	12,906	869	7%	128,177	128,177
Vehicle Registration	138,995	127,879	11,116	109%	128,223	10,772	8%	488,717	503,956
Architectural Fees	18,025	13,935	4,090	129%	10,975	7,050	64%	63,295	55,074
Interest Earned	9,333	7,997	1,336	117%	10,978	(1,645)	(15%)	23,466	26,024
Rental Income	29,188	29,782	(594)	98%	24,706	4,482	18%	124,731	95,483
Boat Storage	178,496	187,385	(8,889)	95%	166,053	12,443	7%	706,165	728,286
Kayak Revenue	1,048	1,292	(244)	81%	1,069	(21)	(2%)	4,103	4,736
Fuel Sales	52,675	38,041	14,634	138%	39,383	13,292	34%	99,642	79,101
Merchandise	12,460	11,667	793	107%	12,933	(473)	(4%)	27,215	24,839
Marina Other	4,963	4,340	623	114%	4,302	661	15%	15,750	15,777
Member Services	69,800	46,684	23,116	150%	70,575	(775)	(1%)	250,180	199,750
Other Revenue	74,872	23,340	51,532	321%	51,783	23,089	45%	209,406	173,324
Non-Assessment Revenue	603,630	506,117	97,513	119%	533,886	69,744	13%	2,140,847	2,034,527
Total Revenue	1,196,647	1,099,134	97,513	109%	1,124,324	72,323	6%	4,512,914	4,406,594
Cost of Goods Sold	49,233	37,739	(11,494)	130%	29,234	(19,999)	(68%)	93,989	80,141
Gross Margin	1,147,414	1,061,395	86,019	108%	1,095,090	52,324	5%	4,418,925	4,326,453
Expenses									
Staffing	708,282	561,302	(146,980)	126%	522,014	(186,268)	(36%)	2,352,950	2,290,495
Printing & Postage	16,743	15,755	(988)	106%	861	(15,882)	(1845%)	37,273	39,907
Office Supplies/Small Tools	12,297	8,899	(3,398)	138%	6,254	(6,043)	(97%)	109,210	164,771
Utilities	21,113	21,925	812	96%	17,643	(3,470)	(20%)	84,263	84,622
Off-site Storage		244	244	0%	223	223	100%	769	1,031
Insurance	82,252	85,189	2,937	97%	74,771	(7,481)	(10%)	306,433	309,371
Taxes	4,000	4,000		100%	4,000		0%	4,000	4,000
Professional Fees	2,318	375	(1,943)	618%		(2,318)	0%	43,280	91,125
Other	153,793	12,845	(140,948)	1197%	75,806	(77,987)	(103%)	246,894	71,786
Marketing Expenses		545	545	0%			0%	30	1,636
Community Outreach		10,500	10,500	0%	7,500	7,500	100%	1,655	10,500
IT Support	34,598	23,654	(10,944)	146%	31,019	(3,579)	(12%)	232,817	322,813
Special Projects		1,500	1,500	0%	10,942	10,942	100%	640	56,810
Engineering Services	1,400	3,000	1,600	47%	700	(700)	(100%)	6,270	52,418
Dredging Expense	81,389	108,375	26,986	75%	29,535	(51,854)	(176%)	155,639	147,000
Median Refurbishment		150,000	150,000	0%	17,167	17,167	100%	62	150,000
Security/Police/EMS/Safety	8,252	46,492	38,240	18%	35,845	27,593	77%	8,252	47,117
Repair & Maintenance	15,592	25,551	9,959	61%	26,955	11,363	42%	224,902	191,792
Landscaping	94,285	102,998	8,713	92%	108,095	13,810	13%	377,671	386,643
Fleet Maintenance	11,588	9,172	(2,416)	126%	9,268	(2,320)	(25%)	38,015	33,459
Lagoon Related	311	17,722	17,411	2%	14,772	14,461	98%	25,679	43,068
Wildlife Management	11,741	10,300	(1,441)	114%	8,454	(3,287)	(39%)	24,032	31,900
Mailbox/Signs/Misc.	6,511	11,297	4,786	58%	13,913	7,402	53%	12,527	35,322
Recruiting/ Retention	6,151	4,925	(1,226)	125%	6,802	651	10%	19,312	15,544
Other Infrastructure Repairs		19,364	19,364	0%			0%	21,580	40,839
Facilities	62,454	50,732	(11,722)	123%	50,840	(11,614)	(23%)	181,105	159,096
Gain or Loss on Asset Disposal				0%			0%	(1,800)	
Other Expenses(Less staffing)	626,788	745,359	118,571	84%	551,365	(75,423)	(14%)	2,160,510	2,492,570
Total Expenses	1,335,070	1,306,661	(28,409)	102%	1,073,379	(261,691)	(24%)	4,513,460	4,783,065
Net Revenue Before Depr.	(187,656)	(245,266)	57,610	77%	21,711	(209,367)	(964%)	(94,535)	(456,612)
Depreciation	56,527	62,989	6,462	90%	62,423	5,896	9%	239,073	249,800
Net Revenues Over Exp.	(244,183)	(308,255)	64,072	79%	(40,712)	(203,471)	500%	(333,608)	(706,412)

The Landings Association, Inc.
Balance Sheets

ALL

For the Four Months Ending Thursday, April 30, 2026
(in thousands)

	2026		12/31/2025		
	<u>Operating</u>	<u>Reserve</u>	<u>Total All Funds</u>	<u>Total All Funds</u>	<u>Net Change</u>
Assets					
Current Assets					
Cash & cash equivalents					
Cash & money market accounts	\$4,390	\$4,490	\$8,880	\$3,662	\$5,218
Cash held in escrow	363	0	363	289	74
Total	4,753	4,490	9,243	3,951	5,292
Certificates of deposit	0	9,941	9,941	9,746	195
Total	0	9,941	9,941	9,746	195
Members' receivable	1,585	0	1,585	181	1,404
Less: Allowance for uncollectible	(206)	0	(206)	(76)	(130)
Total	1,379	0	1,379	105	1,274
Inventories	141	0	141	132	9
Prepaid expenses	921	0	921	299	622
Total	1,062	0	1,062	431	631
Property, plant, and equipment on the basis of cost					
Buildings and equipment, net	8,164	2,552	10,716	8,981	1,735
Total	8,164	2,552	10,716	8,981	1,735
Long-term assets					
Investments - TLA Investment in Subsidiary	2,786	0	2,786	2,786	0
Total	2,786	0	2,786	2,786	0
TOTAL	18,144	16,983	35,127	26,000	9,127
Liabilities and Members' Equity					
Current Liabilities					
Accounts payable & accrued expenses	226	0	226	100	126
Deferred revenue	4,923	15,413	20,336	12,541	7,795
Escrow balances and deposits	369	0	369	295	74
Accrued payroll & taxes withheld	176	0	176	261	(85)
Total	5,694	15,413	21,107	13,197	7,910
Long-term liabilities					
Members' Equity	12,450	1,570	14,020	12,803	1,217
TOTAL	18,144	16,983	35,127	26,000	9,127

The Landings Association, Inc.

Balance Sheets

Operating Fund

For the Four Months Ending Thursday, April 30, 2026

(in thousands)

	2026	2025		YTD Change
	April	April	December	
Assets				
Current Assets				
Cash & cash equivalents				
Cash & money market accounts	\$4,390	\$4,440	\$1,496	\$2,894
Cash held in escrow	363	434	289	74
Total	4,753	4,874	1,785	2,968
Members' receivable	1,585	1,838	181	1,404
Less: Allowance for uncollectible	(206)	(123)	(76)	(130)
Total	1,379	1,715	105	1,274
Inventories	141	127	132	9
Prepaid expenses	921	856	299	622
Total	1,062	983	431	631
Property, plant, and equipment on the basis of cost				
Buildings and equipment, net	8,164	8,416	8,379	(215)
Total	8,164	8,416	8,379	(215)
Long-term assets				
Investments - TLA Investment in Subsidiary	2,786	2,338	2,786	0
Total	2,786	2,338	2,786	0
TOTAL	18,144	18,326	13,486	4,658
Liabilities and Members' Equity				
Current Liabilities				
Accounts payable & accrued expenses	226	279	100	126
Deferred revenue	4,923	4,892	27	4,896
Escrow balances and deposits	369	431	295	74
Accrued payroll & taxes withheld	176	128	261	(85)
Total	5,694	5,730	683	5,011
Long-term liabilities				
Members' Equity	12,450	12,596	12,803	(353)
TOTAL	18,144	18,326	13,486	4,658

The Landings Association, Inc.

Balance Sheets

Capital Reserve Fund

For the Four Months Ending Thursday, April 30, 2026

(in thousands)

	2026	2025		
	<u>April</u>	<u>April</u>	<u>December</u>	<u>YTD Change</u>
Assets				
Current Assets				
Cash & cash equivalents				
Cash & money market accounts	\$4,490	\$3,380	\$2,166	\$2,324
Total	4,490	3,380	2,166	2,324
Certificates of deposit	9,941	10,440	9,746	195
Total	9,941	10,440	9,746	195
Property, plant, and equipment on the basis of cost				
Buildings and equipment, net	2,552	1,943	602	1,950
Total	2,552	1,943	602	1,950
Long-term assets				
TOTAL	16,983	15,763	12,514	4,469
Liabilities and Members' Equity				
Current Liabilities				
Deferred revenue	15,413	14,320	12,514	2,899
Total	15,413	14,320	12,514	2,899
Long-term liabilities				
Members' Equity	1,570	1,443	0	1,570
TOTAL	16,983	15,763	12,514	4,469

The Landings Association, Inc.
Profit & Loss - All Funds
For the Four Months Ending Thursday, April 30, 2026

	Association & Marina Operating	Capital Reserve Fund	Total All Funds
Revenues			
Assessment Revenue	\$2,372,067	\$1,449,760	\$3,821,827
Non-Assessment Revenue			
Service Agreement	128,177		128,177
Vehicle Registration	488,717		488,717
Architectural Fees	63,295		63,295
Interest Earned	23,466	184,553	208,019
Rental Income	124,731		124,731
Boat Storage	706,165		706,165
Kayak Revenue	4,103		4,103
Fuel Sales	99,642		99,642
Merchandise	27,215		27,215
Marina Other	15,750		15,750
Member Services	250,180		250,180
Other Revenue	209,406		209,406
Non-Assessment Revenue	2,140,847	184,553	2,325,400
Total Revenue	4,512,914	1,634,313	6,147,227
Cost of Goods Sold	93,989		93,989
Gross Margin	4,418,925	1,634,313	6,053,238
Expenses			
Staffing	2,352,950		2,352,950
Printing & Postage	37,273		37,273
Office Supplies/Small Tools	109,210		109,210
Utilities	84,263		84,263
Off-site Storage	769		769
Insurance	306,433		306,433
Taxes	4,000		4,000
Professional Fees	43,280		43,280
Other	246,894	55,230	302,124
Marketing Expenses	30		30
Community Outreach	1,655		1,655
IT Support	232,817		232,817
Special Projects	640		640
Engineering Services	6,270		6,270
Dredging Expense	155,639		155,639
Median Refurbishment	62		62
Security/Police/EMS/Safety	8,252		8,252
Repair & Maintenance	224,902	10,092	234,994
Landscaping	377,671		377,671
Fleet Maintenance	38,015		38,015
Lagoon Related	25,679		25,679
Wildlife Management	24,032		24,032
Mailbox/Signs/Misc.	12,527		12,527
Recruiting/ Retention	19,312		19,312
Other Infrastructure Repairs	21,580		21,580
Facilities	181,105		181,105
Capital Repair - Buildings		19,125	19,125
Gain or Loss on Asset Disposal	(1,800)		(1,800)
Other Expenses(Less staffing)	2,160,510	84,447	2,244,957
Total Expenses	4,513,460	84,447	4,597,907
Net Revenue Before Depr.	(94,535)	1,549,866	1,455,331
Depreciation	239,073		239,073
Net Revenues Over Exp.	(333,608)	1,549,866	1,216,258

The Landings Association, Inc.

TLA Operating Fund

For the Four Months Ending Thursday, April 30, 2026

	2026 YTD April Actual	2026 YTD April Budget	YTD -vs- Budget YTD	% of Actual to Budget Variance	2025 YTD Actual	Current YTD-vs- Prior YTD	% Change Prior YTD	2026 Total Year Budget	2025 Total Year Actual
Revenues									
Assessment Revenue	\$2,372,067	\$2,372,067		100%	\$2,361,753	\$10,314	0%	\$7,116,200	\$7,085,260
Non-Assessment Revenue									
Service Agreement	117,870	117,870		100%	100,384	17,486	17%	212,830	192,133
Vehicle Registration	488,717	503,956	(15,239)	97%	436,297	52,420	12%	1,526,990	1,288,824
Architectural Fees	63,295	55,074	8,221	115%	50,480	12,815	25%	166,220	164,215
Interest Earned	23,466	26,024	(2,558)	90%	27,993	(4,527)	(16%)	90,000	163,509
Rental Income	118,048	88,801	29,247	133%	104,997	13,051	12%	377,573	289,895
Member Services	250,180	199,750	50,430	125%	240,950	9,230	4%	629,700	683,720
Other Revenue	208,599	171,543	37,056	122%	145,935	62,664	43%	446,572	601,035
Non-Assessment Revenue	1,270,175	1,163,018	107,157	109%	1,107,036	163,139	15%	3,449,885	3,383,331
Total Revenue	3,642,242	3,535,085	107,157	103%	3,468,789	173,453	5%	10,566,085	10,468,591
Gross Margin	3,642,242	3,535,085	107,157	103%	3,468,789	173,453	5%	10,566,085	10,468,591
Expenses									
Staffing	2,109,740	2,028,981	(80,759)	104%	1,860,057	(249,683)	(13%)	5,999,105	5,836,273
Printing & Postage	36,382	39,016	2,634	93%	14,558	(21,824)	(150%)	52,225	20,626
Office Supplies/Small Tools	104,661	152,870	48,209	68%	121,761	17,100	14%	269,358	177,432
Utilities	69,076	69,188	112	100%	73,964	4,888	7%	216,959	209,813
Off-site Storage	769	1,031	262	75%	1,034	265	26%	2,984	2,898
Insurance	132,438	129,272	(3,166)	102%	84,440	(47,998)	(57%)	413,922	340,544
Taxes	4,000	4,000		100%	4,000		0%	45,845	30,828
Professional Fees	43,280	91,125	47,845	47%	110,431	67,151	61%	124,500	237,417
Other	241,396	65,278	(176,118)	370%	116,889	(124,507)	(107%)	143,748	245,652
Marketing Expenses	30	1,636	1,606	2%		(30)	0%	6,000	
Community Outreach	1,655	10,500	8,845	16%	8,512	6,857	81%	30,512	19,520
IT Support	232,817	322,813	89,996	72%	210,079	(22,738)	(11%)	562,015	467,592
Special Projects	640	56,810	56,170	1%	31,682	31,042	98%	73,780	55,676
Engineering Services	6,270	49,418	43,148	13%	6,181	(89)	(1%)	178,190	57,253
Operating Contingency				0%	1,213	1,213	100%	100,000	1,213
Median Refurbishment	62	150,000	149,938	0%	17,389	17,327	100%	154,500	162,246
Security/Police/EMS/Safety	8,252	47,117	38,865	18%	35,614	27,362	77%	48,992	58,648
Repair & Maintenance	53,423	147,445	94,022	36%	21,520	(31,903)	(148%)	249,765	249,443
Landscaping	377,671	386,643	8,972	98%	389,462	11,791	3%	1,210,700	1,188,225
Fleet Maintenance	36,487	31,468	(5,019)	116%	27,897	(8,590)	(31%)	102,900	97,483
Lagoon Related	25,679	43,068	17,389	60%	24,975	(704)	(3%)	171,673	114,407
Road -paving/ striping/ cleaning				0%			0%	34,505	23,424
Wildlife Management	24,032	31,900	7,868	75%	20,240	(3,792)	(19%)	112,299	109,337
Mailbox/Signs/Misc.	12,527	35,322	22,795	35%	28,058	15,531	55%	169,744	142,734
Recruiting/ Retention	19,213	15,311	(3,902)	125%	13,028	(6,185)	(47%)	53,840	61,116
Other Infrastructure Repairs	21,580	40,839	19,259	53%	362	(21,218)	(5861%)	79,568	11,786
Facilities	176,493	154,380	(22,113)	114%	202,698	26,205	13%	552,177	697,097
Gain or Loss on Asset Disposal				0%			0%		(4,799)
Other Expenses(Less staffing)	1,628,833	2,076,450	447,617	78%	1,565,987	(62,846)	(4%)	5,160,701	4,777,611
Total Expenses	3,738,573	4,105,431	366,858	91%	3,426,044	(312,529)	(9%)	11,159,806	10,613,884
Net Revenue Before Depr.	(96,331)	(570,346)	474,015	17%	42,745	(139,076)	(325%)	(593,721)	(145,293)
Depreciation	178,298	184,128	5,830	97%	184,844	6,546	4%	556,230	574,986
Net Revenues Over Exp.	(274,629)	(754,474)	479,845	36%	(142,099)	(132,530)	93%	(1,149,951)	(720,279)

The Landings Association, Inc.

Marinas Operating Rollup

For the Four Months Ending Thursday, April 30, 2026

	2026 YTD April Actual	2026 YTD April Budget	YTD -vs- Budget YTD	% of Actual to Budget Variance	2025 YTD Actual	Current YTD-vs- Prior YTD	% Change Prior YTD	2026 Total Year Budget	2025 Total Year Actual
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Revenues

Non-Assessment Revenue

Service Agreement	\$10,307	\$10,307		100%	\$9,816	\$491	5%	\$30,920	\$29,448
Rental Income	6,683	6,683		100%	6,683		0%	20,049	21,278
Boat Storage	706,165	728,286	(22,121)	97%	660,536	45,629	7%	2,224,697	1,971,851
Kayak Revenue	4,103	4,736	(633)	87%	4,402	(299)	(7%)	15,182	14,047
Fuel Sales	99,642	79,101	20,541	126%	78,781	20,861	26%	352,000	359,260
Merchandise	27,215	24,839	2,376	110%	24,124	3,091	13%	92,280	89,099
Marina Other	15,750	15,777	(27)	100%	16,851	(1,101)	(7%)	50,500	50,914
Other Revenue	807	1,781	(974)	45%	1,809	(1,002)	(55%)	6,100	4,539

Non-Assessment Revenue	870,672	871,510	(838)	100%	803,002	67,670	8%	2,791,728	2,540,436
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Total Revenue	870,672	871,510	(838)	100%	803,002	67,670	8%	2,791,728	2,540,436
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Cost of Goods Sold	93,989	80,141	(13,848)	117%	76,383	(17,606)	(23%)	338,604	363,758
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Gross Margin	776,683	791,369	(14,686)	98%	726,619	50,064	7%	2,453,124	2,176,678
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Expenses

Staffing	243,210	261,514	18,304	93%	224,186	(19,024)	(8%)	788,383	759,637
Printing & Postage	891	890	(1)	100%	799	(92)	(12%)	2,640	3,103
Office Supplies/Small Tools	4,549	11,901	7,352	38%	3,927	(622)	(16%)	17,675	12,863
Utilities	15,187	15,433	246	98%	13,424	(1,763)	(13%)	45,818	45,805
Insurance	173,995	180,099	6,104	97%	164,320	(9,675)	(6%)	576,840	512,453
Taxes				0%			0%	39,148	31,003
Other	5,498	6,508	1,010	84%	6,431	933	15%	8,720	7,116
Kayak Expenses				0%			0%		1,564
Engineering Services		3,000	3,000	0%			0%	8,000	12,200
Operating Contingency				0%			0%	45,000	
Dredging Expense	155,639	147,000	(8,639)	106%	62,035	(93,604)	(151%)	168,000	159,449
Repair & Maintenance	171,479	44,347	(127,132)	387%	169,910	(1,569)	(1%)	133,500	299,299
Fleet Maintenance	1,528	1,991	463	77%	1,699	171	10%	6,416	5,264
Recruiting/ Retention	99	233	134	42%	206	107	52%	850	531
Facilities	4,612	4,715	103	98%	4,399	(213)	(5%)	14,273	13,211
Gain or Loss on Asset Disposal	(1,800)		1,800	0%		1,800	0%		

Other Expenses(Less staffing)	531,677	416,117	(115,560)	128%	427,150	(104,527)	(24%)	1,066,880	1,103,861
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Total Expenses	774,887	677,631	(97,256)	114%	651,336	(123,551)	(19%)	1,855,263	1,863,498
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Net Revenue Before Depr.	1,796	113,738	(111,942)	2%	75,283	(73,487)	(98%)	597,861	313,180
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Depreciation	60,776	65,672	4,896	93%	66,270	5,494	8%	197,479	197,752
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Net Revenues Over Exp.	(58,980)	48,066	(107,046)	(123%)	9,013	(67,993)	(754%)	400,382	115,428
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Operating Contingency As of 4/30/26			
Project	2026 Budget	Spent	Remaining
<i>TLA (7350-200-1)</i>	100,000		
Total Spent		0	
TLA Total Remaining: 7350-200-1			100,000

Operating Contingency Marina As of 4/30/26			
Project	2026 Budget	Spent	Remaining
<i>Landings Harbor (7350-610-1)</i>	20,000		
Total Spent		0	
Landings Harbor Total Remaining: 7350-610-1			20,000
<i>Delegal (7350-630-1)</i>	25,000		
Total Spent		0	
Delegal Marina Total Remaining: 7350-630-1			25,000

**The Landings Association
2026 Capital Expenditures
As of April 30, 2026**

Project Number	Description	Budget	Paid To Date	Remaining Budget	Status
Carry Over Projects					
1063	Porch Screens/Frames - Sunset Pavilion	11,000	9,000	2,000	Completed
1232	Dry Stack Replacement Project - 2024	298,473	298,473	0	Completed
1265	Dry Stack Replacement - 2025	705,232	596,889	108,344	In Progress
910-000-0110	Fuel Pump/Key Rack	16,500		16,500	
910-000-0199	North, McWhorter, Deer Creek, Oakridge Callboxes	77,300	20,500	56,800	In Progress
910-000-0212	Delegal Dock B Camera	2,465	2,335	130	Completed
910-000-0213	Delegal Dock B Walkway Camera	2,500	2,335	165	Completed
910-000-1286	Delegal Dock C Camera	2,465	2,335	130	Completed
910-000-0260	RV Yard I Fence	28,000	18,553	9,447	In Progress
910-000-0296	Oakridge Automatic Gate System	67,187	5,487	61,700	In Progress
910-000-0330	No Trespassing Signs	20,000	10,482	9,518	In Progress
910-000-0393	Lag Structure - #2 Box - TLA	23,000		23,000	
910-000-0357	Lag Structure - #2 Box, Screen, Sluice Gate - TLA	50,000		50,000	
910-000-0351	Lag Structure - #2 Dike - TLA	35,000		35,000	
910-000-0384	Lag Structure - #2 Pipe and Valves - TLA	45,000		45,000	
910-000-0450	Bulkhead Fence - LH Marina	13,440	23,961	(10,521)	In Progress
910-000-1040	Electrical Main Panels - Slips 1-9	13,000		13,000	
910-000-0454	Electrical Main Panels - Slips 21-29	13,000		13,000	
STDRAINS.25	Storm Drains 2025	69,309	46,041	23,268	In Progress
Total: Carry Over Projects		1,492,871	1,036,389	456,482	
Association Capital					
1248	Main Gate Generator UPS	5,500		5,500	
910-000-0048	Copier - Admin Office	17,120		17,120	
920-001-0204	Radar Placard Trailer	18,538	10,495	8,043	In Progress
Total: Association Capital		41,158	10,495	30,663	
Bridges/Structures/Equipment					
1235	Moon River Gazebo	16,500		16,500	
910-000-0290	Deer Creek Automatic Gate	71,655	67,333	4,322	In Progress
910-000-0291	Deer Creek North Automatic Gate System	67,166		67,166	
910-000-0296	Oakridge Automatic Gate System	107,674		107,674	
910-000-0274	Exterior Doors/Hardware - Admin Bld	19,000		19,000	
1056	Restroom Refurbishment - Sunset Pavilion	35,000		35,000	
1299	Elect AC Gas Heat - Brightview HVAC	7,348	7,740	(392)	Completed
1298	Elect AC Gas Heat - USDA HVAC Minisplit	5,000	4,008	992	Completed
910-000-0100	Heat Pump - Delegal Upstairs	8,348		8,348	
910-000-0087	Heat Pump - LH Maintenance	7,348	8,209	(861)	In Progress
910-000-0061	Bobcat Steer Loader with Attachments	95,500		95,500	
920-001-0484	Dump Trailer	13,500		13,500	
920-002-0484	Dump Trailer	13,500		13,500	
910-000-0287	John Deere 5065E	67,000		67,000	
910-000-0056	John Deere Small Farm Tractor	37,000		37,000	
910-000-0124	Environmental Manager Truck - 2016 Ford F-150 4x4	55,000		55,000	
910-000-0123	Lagoon Truck - 2013 Ford F-150	52,000		52,000	
910-000-0119	PW Director Truck - 2019 Ford F-150	67,000		67,000	
910-000-0136	Delegal Irrigation	15,000		15,000	
1151	Deep Tracker CCTV Pipe Crawler	39,000		39,000	
Total: Bridges/Structures/Equipment		799,539	87,290	712,249	
Lagoons & Structures					
910-000-0392	Lag Structure - #137 Box - TLA	23,000		23,000	
910-000-0342	Lagoon 120 Rip Rap Weir - TLA	20,000		20,000	
Total: Lagoons & Structures		43,000	0	43,000	
Storm Drains/Roads/Paths					
STDRAINS.26	Storm Drains 2026	1,000,000	60,610	939,390	In Progress
ROADS.26	Roads 2026	2,278,070	1,384,661	893,409	In Progress
PATHSMAINT.26	Paths Maintenance 2026	275,000		275,000	
Total: Storm Drains/Roads/Paths		3,553,070	1,445,271	2,107,799	
Marinas					
910-000-0447	Delegal Fuel Lines	32,000		32,000	
910-000-0445	Delegal Fuel Tanks	346,308		346,308	
1266	Dry Stack Replacement - 2026	650,000		650,000	
1250	Distribution Panel Elect Feed (1) - DCM Dock A	40,000		40,000	
1251	Distribution Panel Elect Feed (1) - DCM Dock C	40,000		40,000	
920-005-0460	Sailboats	26,000	7,000	19,000	Completed
910-000-0452	Service Boat	13,500		13,500	
Total: Marinas		1,147,808	7,000	1,140,808	
Unbudgeted Projects					
910-000-0088	Heat Pump - Main Gate	0	9,628	(9,628)	Completed
Unbudgeted Total:			9,628	(9,628)	
2026 TLA Capital Reserves Expenditures:		5,584,575	1,550,055	4,034,520	

Security Activity Summary April 2026

Activity Type	Jan	Feb	Mar	Apr	YTD 2026	YTD 2025	% Change
Emergency Services							
Alarm	1	0	0	1	2	0	200%
Animal Attack w/o Transport	0	0	0	1	1	0	100%
Assistance Requested	0	0	1	0	1	0	100%
Canceled Call/Off Island	0	0	0	0	0	2	-100%
Deceased Person	2	2	1	1	6	1	500%
False Alarm	1	2	2	1	6	1	500%
Fire	0	0	0	0	0	2	-100%
Fire: Unfounded	0	0	1	0	1	1	0%
Lift Assist	1	0	0	2	3	0	300%
Medical with Transport	33	23	42	33	131	157	-17%
Medical without Transport	10	15	12	15	52	51	2%
Law Enforcement							
911 Hang Up	0	0	0	0	0	1	-100%
Accident	0	0	1	0	1	0	100%
Accident: Hit and Run	1	0	0	0	1	0	100%
Accident: Motor Vehicle with Injury	0	0	1	1	2	8	-75%
Accident: Motor Vehicle without Injury	0	0	1	0	1	5	-80%
Animal Services	0	0	0	1	1	0	100%
Burglary: Residential & Commercial	0	0	0	1	1	0	100%
Deceased Person	0	0	0	0	0	1	-100%
Disorderly Conduct/Disturbing the Peace	0	0	0	0	0	1	-100%
Domestic Dispute	0	0	0	0	0	3	-100%
Fraud	0	0	0	0	0	1	-100%
Missing Person	0	1	0	0	1	0	100%
Property Damage	0	1	1	0	2	1	100%
Theft (& attempted)	0	0	2	3	5	2	150%
Theft: Motor Vehicle/Golf Cart	0	0	0	1	1	0	100%
Trespass	0	1	0	0	1	1	0%

Activity Type	Jan	Feb	Mar	Apr	YTD 2026	YTD 2025	% Change
Security							
Accident: Bicycle/Pedestrian	1	0	0	0	1	1	0%
Accident: Hit and Run	0	0	0	1	1	2	-50%
Accident: Golf Cart without Injury	0	0	0	0	0	1	-100%
Accident: Motor Vehicle without Injury	0	0	0	2	2	7	-71%
Accident: Near Miss	0	1	0	2	3	2	50%
Accident: Vehicle vs. Gate	9	6	15	16	46	54	-15%
Alarm	1	1	2	0	4	2	100%
Animal: Domestic	1	0	11	2	14	9	56%
Animal: Domestic Attack	0	1	1	0	2	3	-33%
Animal: Wildlife	0	0	4	0	4	6	-33%
Assistance Requested	3	2	2	9	16	11	45%
Civil	0	0	0	0	0	4	-100%
Covenant Violation: Trash	2	0	0	0	2	1	100%
Delayed Entry	0	0	0	0	0	2	-100%
Denied Entry	1	0	0	0	1	1	0%
Disturbing the Peace	0	1	0	1	2	0	200%
Fire: Unauthorized or Unfounded	0	0	0	0	0	1	-100%
Fishing	0	0	1	0	1	2	-50%
Golf Cart	2	0	3	0	5	7	-29%
Informative Report	19	10	15	13	57	61	-7%
Juvenile-Related	1	2	0	0	3	2	50%
Lost/Found	0	0	1	0	1	1	0%
Maintenance Request	0	1	1	0	2	7	-71%
PPMS: CDD	0	0	1	0	1	0	100%
Property Damage	2	0	2	4	8	14	-43%
Safety Hazard	0	0	0	1	1	0	100%
Suspicious Incident	0	0	2	2	4	3	33%
Suspicious Person	1	0	1	1	3	4	-25%
Suspicious Vehicle	1	0	0	1	2	2	0%
Theft	2	1	0	1	4	0	400%
TLA Rules & Regs Violation	7	1	2	4	14	3	367%
TLA Rules & Regs Violation: Commercial	2	0	1	0	3	4	-25%

Activity Type	Jan	Feb	Mar	Apr	YTD 2026	YTD 2025	% Change
TLA Rules & Regs Violation: Solicitation	1	0	1	1	3	1	200%
Traffic Enforcement	0	0	0	0	0	1	-100%
Traffic Enforcement: Parking	0	1	0	0	1	3	-67%
Trespass	0	0	0	1	1	0	100%
Unauthorized Entry	1	0	0	1	2	1	100%
Unsecured Property	14	10	9	20	53	49	8%
Utility Trouble	1	4	0	0	5	0	500%
Vandalism	1	2	1	1	5	3	67%
Welfare Check	1	1	2	3	7	5	40%
Total	123	90	143	148	504	519	-3%

Activity Type	Jan	Feb	Mar	Apr	YTD 2026	YTD 2025	% Change
Total Number of Incident Reports	123	90	143	148	504	519	-3%
Emergency in Nature	49	45	72	72	238	258	-8%
False Alarms	2	1	3	1	7	3	133%
Non-Emergency in Nature	72	44	68	75	259	258	0%
Number of Part 1 Crimes*	0	0	2	5	7	2	250%
Number of Part 1 Crimes Cleared	0	0	1	1	2	1	100%
Average Number of Crimes per Capita (inclusive of Part 1 Crimes; reported and unreported)	0.0004	0.0005	0.0004	0.0009	0.0005	0.0002	200%
Average Number of Crimes per FTE Officer (inclusive of Part 1 Crimes; Crimes; reported and unreported)	0.375	0.125	0.167	0.417	0.271	0.104	160%
Total Number of Fines Issued (sans Guardian Pro)	13	19	5	12	49	87	-44%
Total Dollar Amount of Fines Issued (sans Guardian Pro)	\$900	\$1,550	\$500	\$900	\$ 3,850	\$ 6,000	-36%
Total Number of Traffic-Related Incidents	10	7	17	22	56	78	-28%
Number of Burglaries & Thefts by Phase (inclusive of Part 1 Crimes)							
Phase I - Marshwood	0	1	0	2	3	0	300%
Phase II - Palmetto	1	0	0	0	1	1	0%
Phase III - Oakridge	0	0	1	0	1	0	100%
Phase IV - Deer Creek	0	0	1	1	2	1	100%
Midpoint	0	0	0	0	0	0	0%
Marshview	0	0	0	0	0	0	0%
Moon River	0	0	0	3	3	0	300%
Total Number of Burglaries & Thefts	2	1	2	6	11	2	450%
Total Number of Vandalism Incidents	1	2	1	1	5	3	67%
Total Number of Trespassing Incidents	0	1	0	1	2	1	100%
Average Emergency Response Time in Minutes	5.3	5.3	6.0	5.0	5.4	5.8	-8%
Number of Golf Cart Complaints Received	0	0	3	0	3	2	50%
Number of Golf Cart Citations Issued	4	4	1	2	11	6	83%
A citation may have multiple offenses							

Activity Type	Jan	Feb	Mar	Apr	YTD 2026	YTD 2025	% Change
Number of Unlicensed Driving Offenses	2	2	0	0	4	5	-20%
Total Number of Formal Complaints filed against Security Department Team Members	0	0	0	0	0	0	0%
Average Number of Guests/Vendors Processed per FTE Officer	1,170	1,071	1,367	1,320	1,232	1,169	5%
Percent of Web/App Logins vs. Phone Calls	58.5%	60.7%	61.7%	57.6%	59.6%	61.4%	-3%

**Part I Crimes (Murder and nonnegligent homicide, rape, robbery, aggravated assault, burglary, motor vehicle theft, larceny-theft, and arson)*

Citations/Warnings: Commercial (sans Guardian Pro)	1	0	2	2	5	32	-84%
Citations/Warnings: Residential (sans Guardian Pro)	35	43	13	18	109	106	3%
Expected Arrivals Processed	28,081	25,704	32,803	31,688	118,276	112,270	5%
Extra Patrols	249	373	197	274	1,093	959	14%
Premise Checks	32	24	13	16	85	110	-23%
Routine Checks (TLA/TLCo Facilities)	2,607	2,517	2,544	2,603	10,271	11,338	-9%

**COMMITTEE MEETING MINUTES
FOR RECEIPT BY BOARD OF DIRECTORS**

COMMITTEE	MEETING DATE	NOT AVAILABLE
BOARD COMMITTEES		
Finance and Audit	4/9/26 & 4/20/26	
Governance		X
Strategic Planning		X
Strategic Water	3/18/26	
STANDING COMMITTEES		
Architectural Review	4/2/26 & 4/16/26	
Public Works	4/2/26	
Marinas	4/9/26	
Communications	4/13/26	
Security Committee	4/9/26	

Finance and Audit Committee Meeting Minutes

April 9, 2026

I. Agenda

A. Landings Harbor Seawall Repair

Ms. Henderson shared an electronic update and staff report regarding additional funding needed to complete repairs on the seawall at Landings Harbor Marina. This project was originally approved on March 17, 2025 in an amount not to exceed \$433,000.

Ms. Henderson electronically requested a **MOTION** to approve an amount not to exceed \$65,000 on April 9, 2026. Mr. Stone **MOVED** to approve the additional funding for repairs not to exceed \$65,000, and the motion was **APPROVED**.

Finance and Audit Committee Meeting Minutes

April 20, 2026

Members Present: Bill Ansley, John Boshier, Vicki McElreath, Thom Foley, Dave Krautheimer, Marian Mackle, and Herman Stone.

Staff Present: Karl Stephens, Jessica Henderson, Caden Thomas, Amanda Peetoom, and Debbie Waterlander.

Guests: Brian Duffy and Emily Kutcher.

Absent: Ken Odermatt.

I. Call to order

Ms. McElreath called to order the regular meeting of the Finance and Audit Committee at 8:29 a.m. on April 20, 2026, in TLA's Conference Room and virtually via Microsoft Teams.

Ms. McElreath requested a **MOTION** to approve the Consent Agenda. Mr. Krautheimer **MOVED** to approve the consent agenda. It was **APPROVED** by unanimous vote.

II. Agenda

A. The Landings Real Estate Company

Mr. Duffy provided an update for The Landings Real Estate Company.

B. The Landings Golf & Athletic Club

Ms. Kutcher provided an update for The Landings Golf & Athletic Club.

C. TLA Monthly Financial Report

Ms. Henderson provided the Monthly Financial Report, including investments, for The Landings Association ending March 31, 2026. Questions were asked and answered.

D. TLA Accounts Receivable Aging Report

Ms. Henderson provided the Monthly Accounts Receivable Aging ending March 31, 2026. Questions were asked and answered.

E. Bobcat and Attachment Purchase

Mr. Stephens presented a staff report for approval of the purchase of a 2026 Bobcat S770 Skid Steer Loader with Forestry Head attachment and a compact tilt trailer. Questions were asked and answered. Ms. McElreath requested a **MOTION** to approve these purchases in the amount of \$109,952, including trade-in. Mr. Boshier **MOVED**, and the motion was **APPROVED** by a unanimous vote.

F. Quarterly Forecast Update

Mr. Thomas provided the first quarter budget forecast for 2026.

III. Adjourn

There being no further business, the Finance Committee adjourned at 9:57 a.m.

Submitted by: Jessica L. Henderson, Finance Director.

Strategic Water Committee Meeting
The Landings Association, Inc.
March 18, 2026 at 2:00 p.m.
MINUTES

Members Present: Burch, Simmons, Maine, Slodden, Medders, Waters, Street, Matthews, Morgan, Van Horn and Steigelman

Members Absent: Kettlitz, Denison and Stephens

TLA Staff Present: Burgess, Capps and McKown

A. Meeting Purpose and Agenda

Burch called the meeting to order at 2:00 p.m. He then requested a **MOTION** to approve the minutes from the January 21, 2026, meeting. Thereafter, the motion was **APPROVED** by a unanimous voice vote.

B. 2026 Goals Review and Progression Update

- Burgess and Burch provided the committee with an update on the progression of the 2026 goals and strategies.

C. Utilities, Inc. Updates:

- **Monthly Pumping Data:**
- Average Percent Customers Billed Per Tier (January to February 2026):
 - <5k: 62% [61% 2025]
 - 5,000 to 10,000: 25% [26% 2025]
 - 10,000 to 25,000: 11% [11% 2025]
 - >25k: 2% [2% 2025]
- EyeOnWater Users: 2,123 – 46.1% enrollment
- **Recap of Pipe Failure on Landings Way North:**
 - On February 19, a Utilities, Inc. 12-inch water main break occurred which compromised the bank and roadway on Landings Way North between the Marshwood Clubhouse and The Landings Real Estate Company (TLREC).
 - After Utilities, Inc. crews repaired the line and restored water service to Woodbrook Court, inhouse staff evaluated the storm drain in the area for any damage that may have occurred because of the break. After all necessary repairs and evaluations were made by Utilities, Inc., Bennett Paving, ACE Development and Absolute Concrete completed repairs on Landings Way North between Priest Landing Drive and Bartram Road. Modifications were also made to the center island to improve the traffic flow and safety in this area. This section of roadway on Landings Way North was reopened by the end of the day on Friday, February 20.
 - Pipe was installed in 1972. Although it was in relatively good condition, the pipe was out of line which caused distress, resulting in the failure. Failures like these are very infrequent and this was the most significant one for UI to date.
 - Permit Update: UI will be updating White Paper. They also attended the Coastal Permitting Advisory Committee meeting. A copy of the presentation will be sent to the committee following this meeting.

Next Meeting

The next meeting date is scheduled for May 20, 2026.

ADJOURN

The meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Amber Capps

Executive Assistance to the Public Works Director

ARCHITECTURAL REVIEW COMMITTEE

Thursday, April 2, 2026

Minutes

9:00 AM

- A. CALL TO ORDER (Hybrid Meeting)
- B. NEW BUSINESS: Review of Minutes of March 19, 2026
- C. DISCUSSION: Staff Approvals – Erin Schumacher

ITEMS TO BE REVIEWED: 13

Item 1 - Lot 0370; 15 Monastery Road W	Exterior Paint
Item 2 - Lot 0311; 2 Mad Turkey Crossing	Generator
Item 3 - Lot 0311; 2 Mad Turkey Crossing	Variance – Setback Encroachment
Item 4 - Lot 3352; 3 Chelmsford Lane	Outdoor Living
Item 5 - Lot 0998; 9 Topsail Court	Outdoor Living
Item 6 – Lot 1300; 2 Vestry Lane	Outdoor Living
Item 7- Lot 4006; 15 Deer Creek Drive	Addition (Re-Submitted)
Item 8 - Lot 1360; 11 Joshuas Retreat	Addition
Item 9 – Lot 1047; 6 Schroeder Court	Addition
Item 10 - Lot 1644; 11 Westferry Court	Under Construction Revision
Item 11 - Lot 1644; 11 Westferry Court	Variance – Lot Coverage
Item 12 – Lot 5021; 142 Waterway Drive	Under Construction Revision
Item 13 – Lot 5066; 10 Daybreak Lane	New Construction – Preliminary

STAFF APPROVALS: 41

22 Cricket Court	Alterations
23 Franklin Creek Road North	Alterations
5 Prestbury LN	Alterations
101 Bartram Road North	Alterations
16 Tanaquay Court	Alterations
5 Sandy Run Lane	Alterations
1 Mayhaw	Exterior Paint
9 Fat Friars Retreat	Exterior Paint
6 Marburg	Exterior Paint
7 Fat Friars Retreat	Exterior Paint
5 Clifton Lane	Exterior Paint
106 Bartram Road North	Exterior Paint
101 Bartram Road North	Exterior Paint
7 Tomochichi Lane	Landscape/Hardscape/Exterior Lighting
125 Mercer Rd.	Landscape/Hardscape/Exterior Lighting
227 Wiley Bottom Road	Maintenance Notification
5 Belle Isle Lane	Maintenance Notification
1 Waterford Lane	Maintenance Notification
44 Islanders Retreat	Maintenance Notification
2 Raintree LN	Maintenance Notification
5 Mainsail	Maintenance Notification
55 Deer Run	Roofing

5 South Point Cross
5 Fen Court
3 Sounding Point Retreat
41 Delegal RD
4 Springfield Retreat
4 Springfield Retreat
4 Pineside Lane
4 Pineside Lane
30 Tidewater Way
3 Rebecca Lane
5 Belle Isle Lane
44 Islanders Retreat
2 Captain Ferguson Lane
75 Waterway Drive
23 Riverwatch Lane
2 Morning Mist
2 Bellemeade Court
23 Waterside Road
10 Strawberry

Roofing
Roofing
Roofing
Roofing
Dumpster, Portable Toilets, Portable Storage Units
Dumpster, Portable Toilets, Portable Storage Units
Dumpster, Portable Toilets, Portable Storage Units
Dumpster, Portable Toilets, Portable Storage Units
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Dumpster, Portable Toilets, Portable Storage Units
For Sale By Owner Signs
For Sale By Owner Signs
For Sale By Owner Signs
Permit Extension Request
Permit Extension Request
Permit Extension Request
Permit Extension Request

ARCHITECTURAL REVIEW COMMITTEE

Thursday, April 2, 2026

- A. CALL TO ORDER (Hybrid Meeting): The date of this meeting is April 2, 2026. The ARC members who participated were Bert John, Diane Wilson, Nancy Saucier, Al Small, Bob Fischer (committee chairman), Jonathan Hamilton (committee alternate), James Street (Board liaison), Penny LeBlanc and Pete van Dyk. Morgan Lasko (Community Development Staff) and Erin Schumacher (Community Development Director).
- B. NEW BUSINESS: Review of Minutes of March 19, 2026
- C. DISCUSSION: Staff Approvals – Erin Schumacher

LOT NUMBER/PHASE	OWNER/DESIGNER/BUILDER	SUBMITTAL/DISCUSSION
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ITEM 1

Lot 0370; 15 Monastery Road W
Phase I

Exterior Paint

Description: The applicant, Cathy Jarman, requests approval to paint the exterior of her home in Phase I - custom colors.

The committee voted to approve the application by a vote of 7 to 0.

ITEM 2 & 3

Lot 0311; 2 Mad Turkey Crossing
Phase I

Generator/Variance – Setback Encroachment

Description: The applicant, Mark Graham, requests approval to install a 22kwh Honeywell generator on the side of his home, generator will be placed on a 4" pad. Variance has been applied for the ~5.25' encroachment into the side setback. Generator will be fully screened with landscaping.

The Committee voted to approve the application and grant the requested variance. In accordance with the ARC Guidelines, the request was evaluated on a case-by-case basis, considering hardship, practical difficulty, and potential impact on adjacent properties. The Committee found the visual impact to be negligible and determined the improvement would enhance the home's overall attractiveness and functionality with vegetative screening that is maintained by a vote of 7 to 0.

ITEM 4

Lot 3352; 3 Chelmsford Lane
Phase III

Outdoor Living
Haydock

Description: The applicant, Robert G. Haydock, is requesting approval to replace the existing deck materials, expand the deck by 42" x 17' (60 SF), and add a paver patio adjacent to the proposed extension.

The committee voted to approve the application provided foundation plantings are submitted to staff by a vote of 7 to 0.

ITEM 5

Lot 0998; 9 Topsail Court
Phase I

Outdoor Living
Castellano

Description: The applicants, Bill and Karla Castellano, request approval to replace the existing concrete driveway with pavers, repair the deck underpinning, install foundation plantings, and paint the deck columns to match the existing deck.

The committee voted to approve the application by a vote of 7 to 0.

ITEM 6

Lot 1300; 2 Vestry Lane
Phase I

Outdoor Living
Brody/ Hall & Schofield Construction

Description: The applicant, Daniel Brody, is seeking approval to remove and replace the existing deck and benches, and add a 6-foot extension to the deck. The project also includes removing one window and infilling it with matching siding as well as replacing the rear door unit on a like-for-like basis.

The committee voted to approve the application by a vote of 7 to 0.

ITEM 7

Lot 4006; 15 Deer Creek Drive
Phase IV

Addition (Re-Submitted)
Evans/ Reno Architecture / Mikell Shuman

Description: The applicant, Lawrence Evans, is requesting approval to add an addition to the existing garage, as well as a small storage extension at the rear of the structure.

The committee voted to approve the application provided final driveway layout and material samples are submitted to staff for approval by a vote 6 to 1.

ITEM 8

Lot 1360; 11 Joshuas Retreat
Phase II

Addition
Criss/ Hank Brennan

Description: The applicant, Kimberly Criss, requests approval to construct a screened porch over the existing deck, including a new stair and a patio area for the grill. Additionally, the proposal includes replacing the existing garage doors with one 16-foot-wide door and one 6-foot-wide golf cart door.

The committee voted to approve the application provided paver configuration and material is submitted to staff for approval and vegetative plantings are maintained by a vote of 7 to 0.

ITEM 9

Lot 1047; 6 Schroeder Court
Phase I

Addition

Description: The applicants, Kaitlyn and Connor Buchanan, request approval to add a second-floor finished space above the existing garage, replace the breezeway with conditioned living space and a stair hall, and extend and enclose the rear porch with screening and opaque materials.

The committee voted to approve the application by a vote of 7 to 0.

ITEM 10 & 11

Lot 1644; 11 Westferry Court
Phase II

Under Construction Revision / Variance – Lot Coverage

Description: The applicant, Sean Kellogg, is requesting approval for a modification to the previously approved deck. The proposed revision increases the total square footage by 30 square feet; however, the adjustment is intended to preserve an existing palm tree. Variance is needed for the 24 square foot overage in lot coverage.

The application was withdrawn.

ITEM 12

Lot 5021; 142 Waterway Drive
Moon River Landing

Under Construction Revision

Description: The applicants, Kelly & Michael Glick, request approval for modifications to the pool area before construction begins.

The committee voted to approve the application by a vote of 7 to 0.

ITEM 13

Lot 5066; 10 Daybreak Lane
Moon River Landing

New Construction – Preliminary
Bandali/ The AK Group LLC / Iva Lord

Description: The applicant, Ali Raheel Bandali, requests approval to build a custom home in Moon River Landing.

The committee voted to deny the application by a vote of 7 to 0.

MEETING ADJOURNED

ARCHITECTURAL REVIEW COMMITTEE

Thursday, April 16, 2026

Minutes

9:00 AM

- A. CALL TO ORDER (Hybrid Meeting)
- B. NEW BUSINESS: Review of Minutes of April 2, 2026
- C. DISCUSSION: Staff Approvals – Erin Schumacher

ITEMS TO BE REVIEWED: 15

Item 1 – Lot 1279; 203 Pettigrew Drive	Roofing & Dormer
Item 2 – Lot 0691; 102 Mercer Road	Exterior Modifications
Item 3 – Lot 0691; 102 Mercer Road	Variance – Setback Encroachment
Item 4 – Lot 0642; 22 Magnolia Crossing	Awning
Item 5 – Lot 3831; 4 Cloverwood Court	Patio
Item 6 – Lot 3831; 4 Cloverwood Court	Variance – Setback Encroachment
Item 7 – Lot 2446; 25 Peregrine Crossing	Generator
Item 8 – Lot 2374; 78 Franklin Creek Road S	Addition (Re-Submitted)
Item 9 – Lot 2196; 3 Highgate Lane	Addition
Item 10 – Lot 1892; 5 Springfield Crossing	Addition
Item 11 – Lot 1892; 5 Springfield Crossing	Variance – Lot Coverage
Item 12 – Lot 5051; 119 Waterway Drive	Addition
Item 13 – Lot 1644; 11 Westferry Court	Under Construction Revision
Item 14 – Lot 3166; 29 Log Landing Road	Dormer Addition
Item 15 – Lot 1243; 104 Bartram Road North	Generator & Window Replacement

STAFF APPROVALS: 47

9 Topsail	Alterations
15 Waterside Road	Alterations
24 Little Comfort Road	Alterations
21 Franklin Creek Road South	Alterations
15 Monastery Road West	Exterior Paint
7 Rebecca Lane	Exterior Paint
5 Sweet William Retreat	Exterior Paint
85 Franklin Creek Road South	Exterior Paint
2 Oak Shadow Ct.	Exterior Paint
3 Jekyl Lane	Exterior Paint
18 Cricket Court	Landscape/Hardscape/Exterior Lighting
5 Moonglade Lane	Landscape/Hardscape/Exterior Lighting
8 Lachlan Lane	Maintenance Notification
5 Caisson Crossing	Maintenance Notification
114 Mercer	Maintenance Notification
3 Cattail	Maintenance Notification
11 Hobcaw Lane	Maintenance Notification
4 Pond Pine Court	Maintenance Notification

7 Woodbrook	Maintenance Notification
2 Sandsfield WAY	Maintenance Notification
19 Wesley Crossing	Maintenance Notification
2 Mad Turkey Crossing	Roofing
15 Rookery Road	Roofing
6 Hawkins Lane	Roofing
2 Pennefeather	Roofing
29 Magnolia Crossing	Roofing
3 Musgrove Lane	Roofing
46 Tidewater Way	Roofing
7 Keelson LN	Dumpster, Portable Toilets, Portable Storage Units
28 Sweetgum	Dumpster, Portable Toilets, Portable Storage Units
28 Sweetgum	Dumpster, Portable Toilets, Portable Storage Units
13 Benedictine Retreat	Dumpster, Portable Toilets, Portable Storage Units
1 Odingsell Lane	Dumpster, Portable Toilets, Portable Storage Units
14 Marina	Dumpster, Portable Toilets, Portable Storage Units
14 Marina	Dumpster, Portable Toilets, Portable Storage Units
38 Mainsail	Dumpster, Portable Toilets, Portable Storage Units
6 Hardwicke Lane	Dumpster, Portable Toilets, Portable Storage Units
4 Bishopwood	Dumpster, Portable Toilets, Portable Storage Units
29 Magnolia Crossing	Dumpster, Portable Toilets, Portable Storage Units
21 Franklin Creek Road South	Dumpster, Portable Toilets, Portable Storage Units
99 Pettigrew Drive	Dumpster, Portable Toilets, Portable Storage Units
4 Strawberry Lane	Permit Extension Request
2 Lillibridge Crossing	Permit Extension Request
5 Marsh Haven LN	Permit Extension Request
29 Hemingway	Permit Extension Request
5 Robert Reid	Permit Extension Request
3 Cattail	Permit Extension Request

ARCHITECTURAL REVIEW COMMITTEE

Thursday, April 16, 2026

- A. CALL TO ORDER (Hybrid Meeting): The date of this meeting is April 16, 2026. The ARC members who participated were Bert John, Diane Wilson, Nancy Saucier, Bob Fischer (committee chairman), Jonathan Hamilton (committee alternate), James Street (Board liaison) and Penny LeBlanc. Morgan Lasko (Community Development Staff) and Erin Schumacher (Community Development Director).
- B. NEW BUSINESS: Review of Minutes of April 2, 2026
- C. DISCUSSION: Staff Approvals – Erin Schumacher
- D. DISCUSSION: Contractor Deposit Review

LOT NUMBER/PHASE	OWNER/DESIGNER/BUILDER	SUBMITTAL/DISCUSSION
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ITEM 1

Lot 1279; 203 Pettigrew Drive
Phase I

Roofing & Dormer
McGarity/ TKO Construction

Description: The applicant, Ronald McGarity, is requesting approval to replace the existing shingles with the same color and to modify the garage dormer to a shed style with dark bronze metal roofing.

The committee voted to approve the application provided the side overhangs are reduced 5 to 0.

ITEM 2 & 3

Lot 0691; 102 Mercer Road
Phase I

Exterior Modifications/ Variance – Setback Encroachment
McArthur/ J C Hamilton Design LLC

Description: The applicant, Todd McArthur, requests approval to modify the front entry to accommodate a 7'-6" door, along with removing and redesigning the driveway and walkway to reduce the overall footprint and improve functionality and appearance. Variance has been applied for a change in layout to the driveway and the front path which is encroaching into the setback.

The Committee voted to approve the application and grant the requested variance by a vote of 4 to 0 with 1 abstention. The driveway and walkway will be exchanged for pavers approved by staff. In accordance with the ARC Guidelines, the request was evaluated on a case-by-case basis, considering hardship, practical difficulty, and potential impact on adjacent properties. The Committee found the visual impact to be negligible and determined the improvement would enhance the home's overall attractiveness and functionality.

ITEM 4

Lot 0642; 22 Magnolia Crossing
Phase I

Awning
Brennan/ Coastal Canvas

Description: The applicant, Philip Brennan, requests approval to install retractable 12.5' wide and 10.2' long awning above golf cart garage door.

The committee voted to deny the application by a vote of 5 to 0.

ITEM 5 & 6

Lot 3831; 4 Cloverwood Court
Phase IV

Patio / Variance – Setback Encroachment
Felser/Beckler Design

Description: The applicant, Paul H. Felser, requests approval to expand the existing patio, add a firepit, low wattage exterior and landscape lights. Variance has been requested for the patio encroachment (30 SF), and two lights in the rear setback

The Committee voted to approve the application and grant the requested variance. In accordance with the ARC Guidelines, the request was evaluated on a case-by-case basis, considering hardship, practical difficulty, and potential impact on adjacent properties. The Committee found the visual impact to be negligible and determined the improvement would enhance the home's overall attractiveness and functionality by a vote of 5 to 0

ITEM 7

Lot 2446; 25 Peregrine Crossing
Phase II

Generator
Creasy/Matthew Johns Construction

Description: The applicant, David Creasy, requests approval to add a 25kW natural gas standby generator and 3' metal stand to the right rear of his home in Phase II.

The committee voted to deny the application by a vote of 5 to 0.

ITEM 8

Lot 2374; 78 Franklin Creek Road S
Phase II

Addition (Re-Submitted)
Vlahos/ Mark Cadman / CG Renovations LLC

Description: The applicant, Nicholas Vlahos, requests approval to expand the first floor to accommodate a second floor and bonus room.

The committee voted to deny the application by a vote of 5 to 0.

ITEM 9

Lot 2196; 3 Highgate Lane
Phase II

Addition
Beasley/ Eli Lurie

Description: The applicant, Bill Beasley, requests approval to enlarge the existing screen porch located at the rear of the property and replace all the window (in-kind).

The committee voted to approve the application provided the TPO membrane closely matches the roofing color and submits landscaping plans to staff by a vote of 5 to 0.

ITEM 10 & 11

Lot 1892; 5 Springfield Crossing
Phase II – Midpoint

Addition / Variance – Lot Coverage
Patel/ Eli Lurie

Description: The applicant, Surendra Patel, is requesting for approval of a major renovation that includes additions that will modify the existing building footprint, driveway, and architectural aesthetic. Variance has been requested to allow for an overage in the under roof lot coverage.

The committee voted to deny the application by a vote of 5 to 0.

ITEM 12

Lot 5051; 119 Waterway Drive
Moon River Landing

Addition
Williams/ Cadman Design/Tom W. Harper Sr

Description: The applicant, Richard Williams, requests approval to add a 744 sq. ft. pool house located at the rear of his home in Moon River Landing.

The committee voted to approve the application by a vote of 5 to 0.

ITEM 13

Lot 1644; 11 Westferry Court
Phase II

Under Construction Revision
Kellogg

Description: The applicant, Sean Kellogg, is requesting approval for a modification to the previously approved deck, reconfiguring the stairs back to the original location to save the palm tree.

The committee voted to approve the application provided clear plans showing the blindside wall are submitted to staff by a vote of 5 to 0.

ITEM 14

Lot 3166; 29 Log Landing Road
Phase III

Dormer Addition
Critchley/ Hansen Architects/JAK Homes

Description: The applicant, Deanna Critchley, requests approval to add a new dormer over the rear of the existing garage.

The committee voted to approve the application by a vote of 5 to 0.

ITEM 15

Lot 1243; 104 Bartram Road North
Phase I

Generator & Window Replacement
McGee/ Gretchen Callejas

Description: The applicant, Lee W. McGee, requests approval to add five new windows and a Generator.

The committee voted to approve the application provided vegetative screening is installed and maintained by a vote of 3 to 2.

MEETING ADJOURNED

Public Works Committee Meeting
The Landings Association, Inc.
April 2, 2026 at 9:00 a.m.

MINUTES

Members Present:	TLA Staff Present:	Members Absent:
Meg Kettlitz	Sean Burgess	Jeff Tocci
Rich Hackett	Amber Capps	
Bill Ansley	Bill Campbell	
John Boshier	Jose Trujillo	
Joe Nicholson	Brad McKown	
Drew Lonker	Karl Stephens	
Robert Chandis		

1. Meeting Purpose and Agenda

Nicholson called the meeting to order at 9:00 a.m. in the Public Works Conference/Break Room and via the Microsoft Teams virtual platform. February 5, 2026, minutes were subsequently approved as submitted. Robert Chandis' absence was excused.

- **Board Report (Bill Ansley)**

- Board and Staff continue with Annual Dues Push – Holding Townhall Meetings, Educational Videos and Communications
- Insurance Policy was renewed – Staff was able to renegotiate the liability portion - came in under budget. Next year the policy will surpass \$1M.
- Georgia Legislature approved new bill which regulates HOA's – limits foreclosures, requires formalized appeals processes, etc. – staff, Board and legal counsel will review and implement new bill's requirements for HOAs if required for our community.

- **TLC Report**

- No report.

2. Bobcat with Attachments Purchase (Burgess)

- The Public Works Department recommends the purchase of a 2026 Bobcat S770 Skid Steer Loader with Forestry Head Attachment. The Public Works Environmental Department Tree Crew uses the skid-steer primarily for ditch line clearing, general downfall removal versus controlled burns, stump grinding and debris removal after storm related events. Staff is also recommending the purchase of a compact tilt trailer. This addition to the Bobcat will allow it to be easily transported to job sites around the community for various projects. The total project cost for the Bobcat Skid Steer Loader, Forestry Head and Tilt Trailer is \$109,951.61 which is under the budgeted amount of \$135,000.
- Hackett **MOVED** to approve the purchase of the Bobcat with Attachments in the amount of \$109,951.61. It was seconded by Boshier and subsequently **APPROVED** by a unanimous vote.

3. 2026 Road Repair and Replacement Project (Campbell)

- To date, the following roads have been completed within this year's capital road project: Bartram Road North (from the North Gate to Priest Landing Drive), Willeford Drive, Landings Way South (from The Palmetto Club to Delegal Circle) and Stargrass Retreat. The contractor will begin working on Tidewater Way (from Landings Way North) this month. The project has remained on budget and on schedule.

4. 2026 Stop Bar and Crosswalk Restriping Program (Campbell)

- This year's program will consist of 162 stop bars and 29 crosswalks in the Marshwood phase of the community. This program is funded operationally and was bid to two companies: Concrete Products and Construction Specialties and JM Striping. Concrete Products and Construction Specialties

declined to bid. JM Striping has successfully completed the annual stop bar and crosswalk restriping program over the last several years and has continued to do an exceptional job. They provided a bid of \$32,298.00 which is under the budgeted amount of \$34,505.

5. Deer Creek Village Automatic Gate Replacement (Trujillo)

- This week, Pathway Technologies is scheduled to install the new server in the Administration Building IT room. The team is currently configuring the server operating system and deploying the SoftHouse software that will support the gate access system.
- Next week, PTI plans to install the control panel at the Deer Creek Village gatehouse and will begin preliminary testing of the new RFID reader.

6. 2026 Mailbox and Sign Painting Program (Trujillo)

- The 2026 mailbox and sign painting program will include all units (mailbox posts, mailbox numbers, yard plaques, and street signs) in the Deer Creek Phase of the community and moving into Marshwood working along the north Bartram Road. This project is funded operationally and will be completed in house. Staff began soft washing the units and will begin painting thereafter.

7. Landings Harbor Parking Lot Lighting (Trujillo)

- To improve visibility and safety at The Landings Harbor Picnic Grounds, staff is recommending that three new street light poles be installed, one in the loading area and two around the picnic grounds. These enhancements will provide better lighting during evening hours, helping to reduce potential safety hazards while also serving as a deterrent for unauthorized activity.
- The lights will be purchased from HESCO-Supply in the amount of \$7,353.47.

8. Center Island Program (Kettlitz)

- Pine straw and flower change outs were installed at Deer Creek ahead of schedule to prepare for Club Car Championship
- Remaining flower change outs have begun at gatehouses this week.

9. Audubon Sub-Committee (McKown)

- In March, TLA Staff, Marine Extension Specialists, Strategic Water Members and Eva Legaspi (UGA landscape architecture student) met onsite at the Marsh Tower and Sunset Park locations to discuss and plan a collaborative program between all entities. Eva will be working with TLA to help develop a Living Shoreline at Sunset Park. The vision is to use the Sunset Park site as a Living Shoreline demonstration—one that educates and empowers residents of The Landings through a visible, real-world example. In addition, Eva will be assisting Strategic Water and Public Works Committees with a landscape design for the eastern marsh front shoreline at the proposed Pier or tower project site adjacent to Marshwood Golf Course holes #11 and #12 (2027 Marshwood Tower project).
- Bluebirds are laying nests earlier this year which indicates a favorable environment/habitat.
- Tallow Trees – Seeking additional volunteers

10. Lagoon Sub-Committee (Hackett)

- 3,000 Blue Gill were added to the Kid's Fishing Lagoon
- April 21st – CCA Banquet – Tickets are still available.

11. New Business

- Burgess informed committee about new DNR policies and fees associated with alligator removals in the community.

12. Next Meeting

The next meeting date is scheduled for May 7, 2026.

ADJOURN

The meeting was adjourned at 10:15 a.m.

Respectfully submitted,

Amber Capps

Executive Assistant to the Public Works Director

The Landings Association
Marinas Committee Meeting Minutes, April 9, 2026
TLA Conference Room and remotely with Microsoft Team
Co-Chairman Mark Piven called the meeting to order at 4:00 pm

Staff Present: Larry Sincoskie, Marinas Director, Jason Somers, TLA Board Liaison, Fernando Marquez, LHM Dockmaster

Staff Absent: Karl Stephens, TLA General Manager

Members Present: Mark Piven, Steve Terrio, Will Wade, Steve Brueske, David Denhard, Dan Sullivan, Bruce Chong, Jay Gleeson

Members Absent: Wm Cahill, Doug Powelson, Ken Hylander, Rick Tallon

Previous Minutes / Current Agenda: Motion to approve previous month's minutes by Will Wade seconded by Jay Gleeson, approved.
Motion by David Denhard seconded by Jay Gleeson to approve current agenda, approved.

Old Business:

- **LHM Sea Wall Repairs:** North side complete. Equipment moved to south side and construction begun. Still waiting for some supplies to arrive. A number of areas where not able to install bolts and will now be secured with epoxied in bolts. It was discovered that 79' of old sections of sea wall structure are still in the way of installing new panels. To remove this material a diver must be used to go down and cut it out with an unexpected new expense of approximately \$65,000 which has to be sent to TLA Board for approval before it can be done.

Discussion and review of options continue regarding revising the angle of the sea wall at the entrance of the harbor. This would necessitate a second project, and permitting, at a later time.

- **Phase III LHM Dry Stack Project:** All materials on site waiting for Roof and Rack to begin erecting. Forms installed with concrete poured and anchor bolts placed. It was determined that the footprint for the building is 6' shy of plan and many anchor bolts in wrong place which had to be cut off and new ones epoxied in place after an additional section is poured. Building targeted for completion by Memorial Day.

- **LHM Dredging Project**– Contractor started with new pump configuration on March 9. Dredge materials are moving along well through the piping system to the settling ponds providing confidence in achieving the planned 5500 cy removal of silt and sludge by April 24. Considerable discussion surrounding the new 3-year national dredging permit that will be required to support the next round of dredging. Various existing settling pond options are being considered to create space for future dredged materials.

- **Marinas Staffing-** Staffing remains the same. Recruitment for forklift operators and dock assistants at LHM continues to meet summer demand. Four new applicants are forthcoming with one to be trained on forklift.

There being no further business, meeting adjourned at 5:03 pm
Respectfully submitted for the committee by Co-chair Mark Piven

Next meeting May 14, 2026



Communications Committee Minutes

Date: April 13, 2026

Location: TLA Conference Room and Virtual

Members Present: Chair Rosemary W. Mackey (Virtual). Pat Breslin, Blake Caldwell (Audubon), Maryce Cunningham, Brian Dunphy, TLA Board Director, LaNé Kane, Bernadette Maffei (Landlovers), Roni Meikle, Christy Moore (TLREC), Steve Sample (LGAC), Herman Stone, and Lori Currier-Woods (New Neighbors),

TLA Staff: Emily Evans, Lynn Lewis, and Karl Stephens

Members Absent: Julia Harrell and Garry McKee

Affiliate Members: Anita Clos, Michael Geary, Marian Mullen, Lisa Olson, Carolyn Zalesne

The meeting was called to order at 10.30 a.m. by Bernadette Maffei, who was serving as the on-site representative of the Chair.

Meeting Overview

The Communications Committee met to review priorities related to the Annual Dues Vote, resident engagement strategies, and major communications initiatives underway across the organization. Discussion focused on aligning messaging, improving onboarding resources for new residents, evaluating communications performance metrics, and identifying emerging opportunities for broader community engagement. Updates were also provided on legislative issues affecting homeowners' associations and current real estate market conditions.

Discussion Highlights

Annual Dues Vote & Community Engagement

Karl Stephens provided an update on the Annual Dues Vote, including current participation levels, communication tactics in place, and resident feedback trends. Committee members discussed ways to maintain visibility and encourage continued engagement as voting progresses. Input was provided by Pat Breslin, Rosemary Mackey, and others on messaging clarity and community sentiment.

New Resident Profile & Orientation Materials

Bernadette Maffei, Christy Moore, and Rosemary Mackey discussed the development of a comprehensive new resident profile and orientation materials. The committee reviewed proposed content structure, delivery formats, and the importance of presenting information in a clear, welcoming, and easily updated manner. Stakeholder involvement and long-term content stewardship were emphasized.

Comprehensive Communications Plan Initiative

Lynn Lewis shared details of an upcoming comprehensive communications plan, outlining its objectives, anticipated timeline, and the collaborative approach involving Communications, Community Engagement, and Human Resources. Committee members asked questions related to scope, measurement of success, and coordination across departments.

Youth Publication & Young Family Engagement

Rosemary Mackey introduced the concept of a youth-focused publication and broader engagement strategies targeting young families. Discussion addressed potential challenges, opportunities for student involvement, and ways to meaningfully connect with parents and younger residents.

Website & Database Integration Update

Lynn Lewis and Karl Stephens shared an update on the ongoing integration of the new TLA website with the Microsoft Dynamics database. Topics included project status, user testing feedback, challenges related to email reconciliation, and plans for targeted resident communications.

Social Media & Community Engagement Metrics

Emily Evans presented recent engagement and growth metrics for TLA's social media platforms, including Facebook, Instagram, and YouTube. Highlights included increased reach, strong performance of video content, and evolving audience demographics. Committee members asked clarifying questions and discussed how these insights could inform future content strategy.

Government Affairs & Legislative Update

Brian Dunphy provided an overview of recent legislative developments affecting homeowners' associations, including new state registration requirements. The discussion focused on potential implications for TLA and the importance of thoughtful, factual communication with residents and elected officials.

Real Estate Market

Christy Moore shared a brief update on current real estate market activity, noting continued demand across renovation and luxury home segments.

Meeting Adjourned: 11:45 a.m.

THE LANDINGS ASSOCIATION, INC.
Security Committee Meeting
Thursday, April 9, 2026, at 9:00 a.m.
TLA Conference Room

MINUTES

MEMBERS PRESENT

Vicki McElreath, Chairperson
Gayle Major-McGowean
Elliott Strother
Rich Batten
Jill Whitfield
John Hunt
Brian Conklin
Ken May
Bill Bina
AJ Morton
Ryan Dew, LGAC Liaison

MEMBERS NOT PRESENT

Anthony Poulos

STAFF PRESENT

Erica Kersey, Executive Assistant to the Security Director
Chad Bundy, Security Captain
Michael Tyler, Traffic Safety & Compliance Officer
Karl Stephens, General Manager/COO

GUESTS PRESENT

None

CALL TO ORDER

Chairperson McElreath called the meeting to order at 8:59 a.m.

I. Agenda

Chairperson McElreath requested a motion to approve the consent agenda. Rich Batten **MOVED** to approve the consent agenda. Brian Conklin **SECONDED** the motion. It was **APPROVED** by a unanimous voice vote.

II. New Business

1. Chatham County Fire Department (CCFD) Report

There was no one present from CCFD to give a report. However, Keith Hardin called prior to the meeting and stated there was nothing new to report.

2. Chatham County Police Department (CCPD) Report

There was no one present from CCPD to give a report. There were two Part 1 Crimes in March. Tyler reported that he spoke with Lt. Gallo, and they were out last month issuing stop sign and speeding violations on Diamond Causeway.

3. Landings Golf & Athletic Club (LGAC) Report

Dew stated there was nothing substantial around Rules & Enforcement. LGAC held their annual meeting last night.

4. Traffic Safety Report

- i. Tyler reported on the traffic stats for March. The second Guardian Pro has been deployed.

5. Security Director's Report

- i. The Committee reviewed a vehicle vs. gate incident requested by the resident. The Committee unanimously agreed with our assessment that the resident was at fault.
- ii. Bundy provided an update on the Deer Creek Village Replacement Project.
- iii. Pertinent cases and trends were discussed.
- iv. The March P&L was discussed.

6. Chairperson Report

Chairperson McElreath mentioned that it has been all hands-on deck trying to promote the Assessment Vote. We have started the interview process for the Security Director position. Although the Board is anxious to get started with the Micromobility Task Force, we are currently in a holding pattern until the Security Director position has been filled.

7. Comments from Security Committee Members

Ken May reported that there is a lot of chatter online about the speeding violation citations. He suggested that we have an open house about the Guardian Pro. He also stated that there is a chatter about the golf cart re-registration project. He suggested that we do an education piece about why we are doing the re-registration project. May also suggested that we partner with LGAC on getting our educational pieces in front of people.

Jill Whitfield suggested that we add a stop bar at the gates to give people an idea of where to stop or pause to wait for the gate to open.

Rich Batten stated that the informative videos by TLA have been really helpful in shutting down rumors online.

Bill agreed with Whitfield's suggestion about adding a stop bar at the gates.

ADJOURN

There being no further business, the Security Committee adjourned at 10:08 a.m.



**United States
Department of
Agriculture**

**Animal and
Plant Health
Inspection Service**

**Wildlife Services
600 Landings Way South
Savannah, GA 31411**

SUBJECT: April Activity Report

DATE: May 5, 2026

TO: The Landings Association

PROVIDING WILDLIFE SERVICES

Landings Property

Twenty deer were safely removed from the island this month in response to seven resident complaints. Does and bucks have formed small groups so when residents observe deer it will likely be 6 to 10 deer. Deer complaints will continue as residents can expect new growth to be utilized by the deer. Fawning season is upon us so residents should be aware that fawns should be left alone when they are spotted. The doe will be back to retrieve them. Only bucks can be removed from the herd until September.

Eleven raccoons were removed from common property this month. Site visits and technical assistance were given to three residents experiencing damage.

Four armadillos were removed from common property this month. Two resident complaints were received this month.

One feral hog complaint was received this month. A site visit confirmed it was a feral hog coming out of the state park. No further activity has occurred at this site.

Activity report- Smith
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Running total 2026

<u>DEER COMPLAINTS</u>	<u>31</u>
<u>DEER REMOVED</u>	<u>109</u>
<u>HOG COMPLAINTS</u>	<u>6</u>
<u>HOGS REMOVED</u>	<u>1</u>
<u>RACCOON COMPLAINTS</u>	<u>11</u>
<u>RACCOONS REMOVED</u>	<u>43</u>
<u>ARMADILLO COMPLAINTS</u>	<u>05</u>
<u>ARMADILLOS REMOVED</u>	<u>13</u>
<u>VULTURE COMPLAINTS</u>	<u>0</u>
<u>VULTURES REMOVED</u>	<u>0</u>
<u>SNAKE COMPLAINTS</u>	<u>0</u>
<u>SNAKES RELOCATED</u>	<u>0</u>
<u>SQUIRREL COMPLAINTS</u>	<u>0</u>
<u>SQUIRRELS REMOVED</u>	<u>0</u>
<u>WADING BIRD COMPLAINTS</u>	<u>0</u>
<u>OTHER BIRD COMPLAINTS</u>	<u>0</u>
<u>CORMORANTS REMOVED</u>	<u>0</u>
<u>FERAL CAT COMPLAINTS</u>	<u>0</u>
<u>FOX COMPLAINTS</u>	<u>0</u>
<u>FOX REMOVED</u>	<u>0</u>
<u>COYOTE COMPLAINTS</u>	<u>4</u>
<u>COYOTES REMOVED</u>	<u>1</u>
<u>BEAVER COMPLAINTS</u>	<u>0</u>
<u>BEAVERS REMOVED</u>	<u>0</u>
<u>OTTER COMPLAINTS</u>	<u>0</u>
<u>CANADA GEESE COMPLAINTS</u>	<u>0</u>
<u>CANADA GEESE REMOVED</u>	<u>0</u>

Jonathan P. Smith
Wildlife Biologist
USDA / WS