



**The Landings Racquet & Swim Club**

# ANNUAL REPORT

**2023**



## **The Landings Racquet & Swim Club**

c/o Lawrence Community Management Group  
1507 Lear Industrial Parkway, Suite 1  
Avon, Ohio 44011

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#### **THE LANDINGS RACQUET AND SWIM CLUB, INC.**

The Landings Racquet and Swim Club, Inc., also known as “Landings Racquet & Swim Club,” is certified by the Ohio Secretary of State as a not-for-profit corporation in Ohio (charter number 522770) and also recognized as a Federal Income Tax-Exempt organization by the Internal Revenue Service under Internal Revenue Code 501(c)(7). The Landings Racquet & Swim Club is located at: 425 Avon Belden Road, Avon Lake, Ohio 44012 (this is not a mailing address). To get in contact, go to: [www.LandingsRacquetAndSwimClub.org/contact.html](http://www.LandingsRacquetAndSwimClub.org/contact.html).

This annual report serves as public disclosure of specified financial activities of the Landings Racquet & Swim Club. It also reaffirms the club’s mission, vision, and description statements, identifies members of the Executive Board and Board of Trustees, and provides a summary and listing of capital improvement activities that occurred during the reported year.

#### **MISSION**

The Landings Racquet & Swim Club’s mission is to ensure recreational facilities and property are maintained and available for full use and enjoyment by Landings residents. The Executive Board executes facility planning, maintenance, and monetary activities to keep the club physically and financially viable.

#### **VISION**

The executive vision is for the Landings Racquet & Swim Club to be the recreation option of choice for residents and guests of The Landings home and condominium owners’ community of Avon Lake, Ohio.

#### **DESCRIPTION**

The Landings Racquet & Swim Club is a not-for-profit corporation established in 1978 in the city of Avon Lake, Ohio. It consists of thirteen Trustees who conduct activities to manage the corporation and provide services to accomplish the corporation’s mission. One Trustee represents Kopf Builders (legal owner of the corporation’s facilities and common property), six Trustees represent The Landings Homeowners’ Association (consisting of 108 homes), and six Trustees represent the six Landings condominium owners’ associations (consisting of a total of 100 condominium units). Each Trustee is a voluntary participant and is appointed to the board by their respective association. In addition to accomplishing the corporate mission, the Trustees cast votes on budgetary and policy matters on behalf of the association or organization they represent. Corporate revenue is generated from fees and assessments collected from facility users and Landings home and condominium owners’ associations, and then dispersed to pay for obligated and approved administrative, operating, maintenance, and reserve fund costs. Property titles of Landings residents serve as membership certificates that entitle residents to use the club’s facilities and common property in accordance with established bylaws and lease agreements. The bylaws of the Landings Racquet & Swim Club can be found on the corporation’s website homepage at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## BOARD OF TRUSTEES

### **Executive Board**

President: Jeff Urbaniak

Vice President: Dan Minnich

Secretary: Holly Moore Kowalski (*replaced Amy Herkenhoff in May*)

Treasurer: Jeff Urbaniak

### **Home Owners' Association Trustees**

Bo Blackburn

Keith Share

Joe Stram (*Replaced Melissa Taus in April*)

Holly Moore Kowalski

John Goodman

Vacant Seat

### **Condominium Owners' Association Trustees**

Condominium Association # 1: Chris Slesinger (*Replaced Leslie Nelson in September who replaced Amy Herkenhoff in May*)

Condominium Association # 2: Jeanne Chouteau Adams

Condominium Association # 3: Rachel Loewy

Condominium Association # 4: Lynn Bradford

Condominium Association # 5: Dan Minnich

Condominium Association # 6: Jeff Urbaniak

### **Kopf Builders Trustee**

Dick Mayr

## OPERATIONS

Information concerning operations and activities associated with the Landings Racquet & Swim Club can be found in the corporation's minutes and status reports. Access to these documents can be coordinated with a Board of Trustees member. Information is also available on the corporation's website at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## OPERATION AND MAINTENANCE COSTS

The Landings Racquet & Swim Club's 2023 **operation and maintenance budget** was **\$134,058.00**. It covered all costs associated with: the pool operations and maintenance contract; the clubhouse manager contract; the common area landscaping and snow removal contract; salting operations for Landings Way and the clubhouse parking lot and sidewalks; utility bills for water, electricity, propane, and trash removal; clubhouse, pool, and park supplies and equipment; bookkeeper fees; general insurance premiums; lawyer fees; real estate taxes; HVAC maintenance fees; pool permits and licenses; administrative fees associated with banking, printing, postage, and website management; and a contribution to the reserve fund in accordance with an established reserve funding plan.

This budget was funded by fees received from organizational assessments to the home owners' association and each of the condominium owners' associations, and supplemented by revenue from clubhouse rentals and other receipts. Each association, in order to fund their applicable organizational assessments, charged its individual owners a cost equaling **\$51.43 per month** (embedded into owners' association fees using a fair-share formula). This monthly amount was ultimately determined by subtracting the corporation's revenue receipts from its budget amount, then dividing that figure by the number of residence owners in all of the associations, then dividing that figure by 12.

## INFRASTRUCTURE IMPROVEMENTS

Some infrastructure improvements were made to Landings Racquet & Swim Club facilities and property based on critical need or on recommendations provided in the 2022 Reserve Study.

### **Clubhouse:**

The heat pump and air conditioner systems in the clubhouse were replaced. One completely broke down and the other one was 24 years old. Four folding tables wore out and were replaced with new ones.

### **Concrete:**

Concrete surfaces at various locations on Landings Way and in the clubhouse parking lot were repaved due to crumbling and wear and tear. Additionally, two street basins on Landings Way had to be reconstructed and repaved due to one caving in and the other starting to cave in.

### **Speed Bumps:**

Four speed bumps were installed on the north side of Landings Way in an effort to reduce ongoing speeding incidents. So far they are proving to be quite effective.

### **Pool:**

Ducks were initially a nuisance again at the start of pool season. The motion-detector sprinklers were not working as effectively and efficiently as expected. They were replaced with timer-activated sprinklers to force spray both pools for one minute every 20 minutes. Eventually the ducks became irritated enough with being periodically sprayed and moved out of the area. The pool area remained duck-free for the remainder of the pool season. Additionally, the dolphin auto-cleaner pool vacuum wore out and had to be replaced. The outdoor shower line in the pool area sprung a leak and was repaired. The winter cover for the toddler pool was replaced as the old one had too many holes in it.

### **Signage:**

The main entrance sign by Route 83, as well as the Landings Way street sign at the intersection of Landings Way and the clubhouse parking lot were repainted due to painted surfaces peeling badly. Also, additional signs were installed on the pool area fence to help enforce pool and safety rules as well as provide emergency and routine contact information.

### **Park Area:**

A few dead trees in the park areas had to be cut down. Furthermore, many trees in the park area were uplift trimmed as required.

### **Tennis and Basketball Courts:**

Surface cracks on both the tennis and basketball courts were sealed and painted. These courts will need to be closely monitored for further repairs and eventual surface replacement.

### **Total Cost of Infrastructure Improvements:**

The total cost of infrastructure improvements in **2023** was **\$140,072.88**. Breakdown is as follows on the following page:

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#### Landings Racquet & Swim Club Capital Expense Log

DATE	DESCRIPTION	COST
<b>Year 2023</b>		
2023-10-25	Folding tables--four had to be replaced.	\$297.05
2023-10-04	Concrete pavement repairs.	\$48,500.00
2023-09-27	New winter cover for the toddler swimming pool.	\$2,331.70
2023-09-27	Concrete street basin repairs.	\$4,416.00
2023-08-16	Concrete pavement repairs.	\$44,750.00
2023-08-16	Heat pump and air condition replacement of two units.	\$20,500.00
2023-08-03	Tree removal.	\$1,050.00
2023-07-26	Plumbing maintenance for outdoor pool shower line.	\$306.65
2023-06-15	Dolphin Autocleaner for pool.	\$2,976.00
2023-06-10	Tennis and basketball court repairs--crack sealing.	\$1,240.00
2023-06-10	Speed bumps and associated signs.	\$3,648.52
2023-06-08	Painting of street entrance sign for The Landings.	\$330.00
2023-05-10	Downpayment for concrete construction contract.	\$250.00
2023-05-10	Signage for pool area.	\$168.01
2023-04-26	Tennis and basketball court repairs supplies--paint and sealant.	\$338.02
2023-03-22	Signage for pool area.	\$183.93
2023-03-07	Uplift tree trimming in park areas.	\$7,506.00
2023-01-10	Tree removal.	\$1,281.00
	<b>Total:</b>	<b>\$140,072.88</b>

### OUTLOOK FOR 2024

The Landings Racquet & Swim Club took legal action against a contractor who did not perform all concrete repair services that were contractually agreed to and paid for in 2020. A legal settlement resulted in the contractor having to incrementally repay a debt of \$23,712.63. By the end of 2023, \$17,500 had been paid back by the contractor, reducing the debt down to \$6,212.63. Repayments will continue into 2024 in the following manner: \$500 per month in January, February, and March; and \$1,000 per month in April, May, June, and July; and \$712.63 in August. If all payments are made according to schedule, then the debt will be paid off in full by August.

The Landings Racquet & Swim Club took legal action against an Uber driver who intentionally disregarded caution tape and drove over the top of freshly-paved concrete on Landings Way, causing damage to the surface. The Landings Racquet & Swim was awarded \$720 in restitution by the Avon Lake Municipal Court Judge. Once the guilty subject makes all payments to the Avon Lake Municipal Court Clerk's office, the Landings Racquet & Swim Club will receive the restitution payment. Full payment is expected to be made sometime in 2024.

Some small concrete surface areas along Landings Way are being monitored for potential repaving. If these areas don't hold up, more concrete repaving will be necessary in 2024 or 2025.

The pickleball court may need to be repainted in 2024 as the old coat of paint is beginning to peel.

### OPERATION AND MAINTENANCE COSTS FOR 2024

After the annual budget meeting in September 2023, it was determined that the Landings Racquet & Swim operational and maintenance budget for 2024 will be **\$142,905.12**. This equates to a monthly cost of **\$51.04** for each Landings residence owner. This monthly cost is embedded into the fees assessed to them by their applicable home or condo owners' association. *(Note: The monthly fee went down slightly despite an increase in the budget due to a \$9,500 credit being applied toward the corporation's receipts for 2024 as a result of reparations awarded from a successful lawsuit against a concrete construction contractor.)*

## FINANCES

**The Landings Racquet and Swim Club, Inc.**  
**1507 Lear Industrial Parkway, Suite 1**  
**Avon, OH 44011**

**EIN: 34 - 1258773**

### 2023 Balance Sheet

<b>Assets</b>		
<b>Current Assets</b>		
	<i>Operating Checking</i>	\$32,069.73
	<i>Reserve Savings</i>	\$28,949.47
	<i>Certificate of Deposit</i>	\$55,613.11
<b>Total Assets</b>		<b>\$116,632.31</b>
<b>Liability</b>		
<b>Equity</b>		
	<i>Retained Earnings/Maintenance Fee Reserves</i>	\$205,957.87
	<i>Cash Flow</i>	-\$89,325.56
<b>Total Equity &amp; Liability</b>		<b>\$116,632.31</b>
<b>Revenue and Expenses</b>		
<b>Operating Receipts &amp; Disbursements</b>		
	<i>Association Fees</i>	\$128,386.00
	<i>Reserve Contributions</i>	\$60,000.00
	<i>Concrete Services Refund</i>	\$9,500.00
	<i>Operating Account Interest Income</i>	\$9.37
	<i>Pool Pass Revenue</i>	\$50.00
	<i>Clubhouse Revenue</i>	\$6,150.00
<b>Total Operating Receipts</b>		<b>\$204,095.37</b>
<b>Operating Expenses</b>		
	<i>Administrative Expenses</i>	\$9,847.01
	<i>Administrative Operating Expenses</i>	\$9,523.97
	<i>Utility Expenses</i>	\$17,341.69
	<i>Landscaping</i>	\$22,192.20
	<i>Snow Removal</i>	\$5,735.50
	<i>Cleaning Expenses</i>	\$931.83
	<i>General Maintenance &amp; Repairs</i>	\$32,216.24
	<i>Lodge, Pool, Fitness &amp; Lifestyle Expenses</i>	\$43,865.46
	<i>Reserve Funding</i>	\$62,441.47
<b>Total Operating Expenses</b>		<b>\$204,095.37</b>
<b>Net Income</b>		<b>\$0.00</b>

**// SIGNED //**  
**Executive Board**