

Minutes FINAL VERSION
Lansbrook Master Association Board of Directors' Meeting
July 16, 2018

East Lake Methodist Church
2801 East Lake Rd., Palm Harbor, FL 34685

The Lansbrook Master Association Board of Directors' Meeting was called to order by President Ron Schultz at 7:00 p.m. on July 16, 2018. Also attending from the Board were: Mr. Bruce Insana, Ms. Christine Stitzel, Mr. Jon Walek, Ms. Patty Hayes, Mr. Scott Tillesen, and Mr. Tom Denham. Other attendees included Mr. Robert Smith, Ms. Rachel Mayer, and Mr. Ed Anderson of First Services.

Proof of Notice: Meeting was properly noticed in accordance with Florida State Statute 720.

Establish Quorum: With seven members in attendance, a quorum was established.

Meeting Minutes: Mr. Insana made a motion to accept the minutes of the May 14, 2018, Board of Directors' Meeting. Mr. Denham seconded the motion. The motion passed unanimously, with the exception of Mr. Schultz who abstained.

President's Report:

Mr. Schultz advised that he has been reviewing the water issue and has talked to the County about getting water from Lake Tarpon. The Lansbrook irrigation system is now 30 years old and affected by the maturing trees. Water lines are getting broken daily and it is difficult to maintain and get water to the 5,000 associated sprinkler heads. Recycled water is becoming less obtainable. Members of the Board and others are looking into better plant selection. To rework the system to provide lake water might cost \$250,000 to \$300,000 - however, the County may not allow this solution. Our main entrance is of primary concern and a long term solution is needed.

Treasurer Report:

Ms. Hayes presented an update of our financial condition. At this point we are slightly overspent, but expectation is that we will come in on budget. At this time, we have approximately 2.9 months of cash on hand. We are coming up on the time of year for budget planning and meetings will be held to review in detail. In our budgeting we want to be thoughtful about both the short and long term.

Secretary Report:

Mr. Tillesen advised that additional improvements have been made to the Documents section of website www.lansbrooktampabay.com operated by the Association. It is up to date with meeting minutes, association documents have been posted, and instructions to obtain a lakefront gate pass and instructions to reserve the lakefront pavilion have been added.

Campus Improvement Committee Report:

Mr. Walek advised he has been in contact with the University of Florida ("U of F") extension service to discuss water issues, irrigation, "Florida Friendly" plant selection, erosion prevention, mulching, storm water run-off, and water front protection. The Master Association has 40 acres of land to manage. Lansbrook was originally built Lansbrook on the premise of free water. Lansbrook's current design is 30 years old. Some of the plants and trees are at the end of their lifespan. The Association needs to consider having the right plants, in the right place, planted at the right time of year, with proper fertilization, and considering the availability of irrigation. Drilling wells is not a solution as the water table is going down. There is no quick fix to change our past practices. We should partner with the U of F, establish strategic alliances such as the North County Committee of Association, and increase our knowledge on irrigation and fertilization.

Entranceway Improvement Presentations:

Presentations were made by representatives of both Fieldstone Landscape Services and Brightview Landscapes. Each offered an approach to re-landscaping the front entrance way as well as the area between the entrance and the first stop sign. Each approach was somewhat unique and the audience were divided in acceptance of one approach over the other. Although pricing was not discussed, the audience raised questions about how these improvements would be paid, i.e. would dues be increased or would a special assessment be needed. The Board advised that funding requires additional study. The Board and the Campus Improvement Committee will continue to research plant selection, watering options, and a long-term plan Lansbrook.

Campus Services Report:

Projects:

- A recommendation was made by Mr. Anderson to hire Rose Paving LLC to replace a section of concrete sidewalk. Mr. Shultz made a motion to authorize the work at a cost not to exceed \$2,972.50. Ms. Stitzel seconded the motion. The motion passed unanimously.
- A recommendation was made by Mr. Anderson to Pasco Pipe & Supply, Inc. to provide new controls needed to reactivate an existing well to provide irrigation to the front entranceway. A discussion was held and it was determined that this expenditure could be covered by reserve funds. Mr. Denham made a motion to authorize a contract not to exceed \$6,000. Ms. Stitzel seconded the motion. The motion passed unanimously.

Mr. Denham made a motion to adjourn the meeting. Mr. Walek seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:04 p.m.

Respectfully submitted by:
Scott Tillesen
Secretary
Lansbrook Master Association