

**Minutes     DRAFT VERSION**  
**Lansbrook Master Association Board of Directors' Meeting**  
**October 2, 2018**

**Lutheran Church of The Resurrection**  
**1555 Windmill Point Rd., Palm Harbor, FL 34685**

The Lansbrook Master Association Board of Directors' and Budget Discussion Meeting was called to order by President Ron Schultz at 6:30 p.m. on October 2, 2018. Also attending from the Board were: Mr. Bruce Insana, Ms. Christine Stitzel, Mr. Jon Walek, and Mr. Scott Tillesen. Other attendees included 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 five members in attendance, a quorum was established.

**President's Report:**

Mr. Schultz reported that due to a drop in performance, the manager that had been assigned by First Services has been removed. Until a replacement has been identified, Ms. Mayer will be filling that role. Mr. Schultz also announced that a decision on improvements to the landscaping of our primary entrance is the Board's highest priority. A set of objectives for 2019 will be developed for discussion at a future meeting.

**Budget Discussion:**

Ms. Mayer presented an initial proposed budget for discussion. There was discussion about several line items and a correction needed to be made to another. The Board engaged in considerable discussion regarding the notion of budgeting an extraordinary amount to accommodate improvements to the main entrance landscaping as a first step in what is expected to be a multi-year effort to upgrade and properly landscape other areas of the community. Various approaches were discussed around the idea of increasing the budget and associated 2019 dues to the neighborhoods by \$100,000.

**Open Director/Treasurer Position:**

- A motion was made by Mr. Insana to appoint Mr. Rob Moore (from Kylemont) as a Director and as Treasurer to fill the position that was open due to the recent resignation of Ms. Hayes. Ms. Stitzel seconded the motion. The motion passed unanimously.

**Selection of Property Management Firm:**

- A motion was made by Mr. Schultz to extend the contract with First Services Residential for property management and association services for another year - until 10/31/2019. Mr. Insana seconded the motion. The motion passed unanimously.

**Projects Proposed:**

- A recommendation was made by Mr. Anderson to contract with Westscapes Golf Construction to replace the pump in-take and associated boardwalk on Lake Tarpon known as the "S3 Pump." A discussion was held and it was determined that the expenditure could be charged to reserve funds. Mr. Tillesen made a motion to authorize a contract not to exceed \$32,000. Mr. Insana seconded the motion. The motion passed unanimously.

A meeting to finalize the budget and address other matters was set for October 9, 2018 at 7:00 p.m. That meeting will be preceded by a closed door meeting to address staff compensation at 6:30 p.m. Location will need to be determined.

Mr. Insana made a motion to adjourn the meeting. Mr. Walek seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:00 p.m.

Respectfully submitted by:  
Scott Tillesen  
Secretary  
Lansbrook Master Association