

March 25, 2019

Lutheran Church of the Resurrection

1555 Windmill point Rd., Palm Harbor, FL 34685

The Lansbrook Master Association, Inc. Board of Directors Meeting was called to order by President Jim Donnelly at 7:00 p.m. on March 25, 2019. Also attending from the Board: Mr. Bruce Insana, Mr. Ron Schultz, and Mr. Scott Tillesen. Other attendees included Ms. Susan Dowswell, and Mr. Ed Anderson of FirstService Residential. Several homeowners also attended.

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

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

New Business:

Statement of Marketable Title Action to preserve covenants under MRTA

Motion by Mr. Donnelly to approve the Marketable Record Title Act designed to preserve the covenants and restrictions for the Lansbrook Master Association, Inc. Motion was seconded by Mr. Insana. Motion Unanimously Approved. 4/0

Member Comments

Meeting Adjourn: Mr. Donnelly moved to adjourn the meeting. Mr. Insana seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:03 p.m.

The Lansbrook Master Association, Inc. Board of Directors Meeting was called to order by President Jim Donnelly at 7:04 p.m. on March 25, 2019. Also attending from the Board: Mr. Bruce Insana, Mr. Ron Schultz, and Mr. Scott Tillesen. Other attendees included Ms. Susan Dowswell and Mr. Ed Anderson of FirstService Residential. Several homeowners also attended.

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

Establish Quorum: With 4 board of directors in attendance a quorum was established.

Residents in attendance: About 20, including Board members and guests.

Meeting Minutes:

Mr. Schultz moved to waive the reading and approve January 28, 2019 Board of Directors Minutes as distributed. Mr. Insana seconded the motion. Motion unanimously approved. 4/0

Officer Reports:

President: Mr. Donnelly discussed the Pinellas County reclaim water meter installed on the west side of the Berisford entrance. The pipe was installed at this specific location to accurately measure the reclaim water used by the association. More information will follow.

Vice President: Nothing to report.

Treasurer:

Revenue for the two months ended 2.28.2019 was \$173,404. This amount was favorable versus budget. Cash expenses for the same two month period were \$135,814. This amount was favorable versus budget. During the first two months of the year, \$13,305 was transferred to the operating reserves. This amount was \$239 higher than budget as a result of interest income received. The Reserve Fund cash balance at 2.28.2019 was \$159,352. The reserve fund purpose is to address the expected future replacement of our physical assets and equipment. The adequacy of this balance is determined when compared to a study of the estimated remaining life of those assets. The study will be updated in the coming months with the help of an outside firm that specializes in these evaluations.

Scott Tillesen moved to authorize FirstService Residential to open two new bank accounts on behalf of the Association. One being with Sterling National Bank for a new operating account and the other with CIT Bank for a new reserve funds account. These two new accounts will allow the association to reduce risk and should generate over five thousand dollars annually in additional interest income. Mr. Insana seconded the motion. Motion unanimously approved. 4/0

Secretary: Absent, no report.

Maintenance Report: Ed Anderson reported that work is ongoing and irrigation repairs are being done throughout the property.

Campus Improvement Committee: Nothing to report.

Unfinished Business:**1. Front Entrance**

RFP was sent to a select vendor list. 7 company representatives came to the mandatory, on-site meeting.

The closed bids will be received and reviewed by 3 CIC members, Doris Heitzmann Pinellas County Extension Service Community Outreach Coordinator, Ed Anderson and Susan Dowswell, FirstService Residential. The top scored proposals will present at a Special Board of Directors Meeting the last week in April. Meeting schedule will be determined as soon as possible.

New Business:**1. Replace Inoperable Irrigation Truck**

Dodge 2004 pickup truck, transmission has failed. Truck is used by irrigation repair tech.

Mr. Tillesen moved to approve the purchase of a ClubCar as presented by Ed Anderson, not to exceed \$14,000. Purchase will be funded from the association reserve account. Mr. Insana seconded the motion. Motion unanimously approved. 4/0

2. Replace Sports Field Mower

Current mower has become unsafe for Lansbrook maintenance to mow the sports field. These fields are mowed several times a week during the grow season.

Mr. Tillesen moved to approve the purchase of a Zero Turn Toro Mower as presented by Ed Anderson. Purchase not to exceed \$3200, funded from the association's operating account. Mr. Insana seconded the motion. Motion unanimously approved. 4/0

Member Comments

Meeting Adjourn: Mr. Insana motioned to adjourn the meeting. Mr. Schultz seconded the motion. The motion passed unanimously, and the meeting was adjourned at 8:45 p.m.