

**Minutes FINAL VERSION**  
**Lansbrook Master Association, Inc. Board of Directors Budget Meeting**  
**September 9, 2019**

**East Lake Community Library**  
**4125 E. Lake Road S., Palm Harbor, FL 34685**

The Lansbrook Master Association, Inc. Board of Directors Meeting was called to order by President Jim Donnelly at 6:00 p.m. on September 9, 2019. Also attending from the Board were: Mr. Bruce Insana, Mr. Scott Tillesen, Mr. Kevin Drielts and Mr. Tom Denham. Other attendees included Ms. Susan Dowswell and Mr. Ed Anderson of First Services. Approximately 10 homeowners also attended.

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

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

**Residents in attendance:** about a 15, including Board members.

**New Business:**

2020 Master Association Draft Budget Update only:

Board Treasurer Mr. Tillesen prepared a comprehensive table that outlined the various LMA revenues and expenses broken down by category with comparisons to 2017 and 2018 actual numbers, and 2019 year to date actual and full year estimated and budgeted numbers. These were used as comparison for his 2020 Full Year Proposed Budget and the increase/decrease for each individual category was also included. Mr. Tillesen stated there will be no increase in dues charged to our neighborhoods from the Master Association in 2020. However, the master association cannot speak for the various subordinate communities who reserve the option to increase their dues within their own communities.

**Board Comments**

Board members asked several questions clarifying classifications and changes in a variety of expense and revenue categories.

**Member Comment**

Four residents asked several questions clarifying classifications and changes in a variety of expense and revenue categories.

**Meeting Adjourn:** Mr. Denham made a motion to adjourn the meeting. Mr. Insana seconded the motion. The motion passed unanimously, and the meeting was adjourned at 6:50 p.m.

*Respectfully submitted by:*

*Tom Denham III*

*Secretary*

*Lansbrook Master Association, Inc.*