



Approved Minutes
Board of Directors' Meeting
May 22, 2017 at 7:00 p.m.

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

The Lansbrook Master Association Board of Directors meeting was called to order at 7:03 p.m. on May 22, 2017. Present from the Board were, Mr. Ron Schultz, Ms. Patty Hayes, Mr. Tom Denham, Mr. John Walek and via phone Mr. Bruce Insana. Present from FirstService were, Regional Director Rachel Mayer and Maintenance Superintendent Ed Anderson.

Establish Quorum: A quorum was established with four Board members present and one by phone.

Meeting Minutes: Ms. Patty Hayes made a motion to accept the minutes from the previous Board meeting as presented. Mr. Tom Denham seconded the motion; motion passed unanimously.

Presidents Report: Mr. Ron Schultz discussed reclaimed water issues, restrictions and possible solutions for irrigation in the near future, and also discussed the County's near future paving plans for the roads and provided the county information to the members present.

Treasurers Report: Ms. Patty Hayes reported financials are on track through April. Discussed reserve study updates and Reserve Advisors is in the process of completing final version.

NDRC: Mr. Ron Schultz discussed the Sunset Parcel development. At this time the developer is working with the County.

Maintenance and Management Reports- Mark as read.

Member Comments: Nine members were present at the meeting.

Old Business:

- Discussions held and Brightview proposal for front entrance center island enhancements was tabled till next meeting.
- Discussions held and replacing playground equipment at Commons Park was tabled till next meeting.
- Discussions held and restroom renovations at both parks was tabled till next meeting.
- Discussions held and Lake Front Board Walk was tabled.

Commons and Lake Front Water Fountains Replacement: Mr. Tome Denham made a motion to approve replacing the existing fountain with the same kind and monies paid from the reserve account. Mr. John Walek seconded the motion; motion passed unanimously.

Metal Roof Replacement/Repairs Lake Front and Commons Park: Ms. Patty Hayes made a motion to approve Harry's Painting proposal, but not to exceed \$9,500.00 and paid from the reserve account. Mr. Tom Denham seconded the motion; motion passed unanimously.

Pump Station 2 Enclose with a Lean To Style Shed: Mr. Ron Schultz made a motion to approve the proposal for a Lark shed from Harris Sheds, LLC in the amount of \$2,033.00 to be paid out of reserves. Mr. John Walek seconded the motion. Motion passed unanimously.

Community Park Signs: Ms. Patty Hayes made a motion to approve Fast Signs proposal at a not to exceed \$2,200.00 and monies paid from the reserve account. Mr. Tom Denham seconded the motion; motion passed unanimously

ELFD Boat Docking Committee: At this time ELFD is still looking at other options. Board approved ELFD Boat Docking subcommittee to be formed; included Mr. John Walek, Mr. Bruce Insana and Mr. Ron Schultz.

Florida Friendly Landscaping: Discussion held, will need more information.
Commons Park Volleyball Court: Discussion held, will need more information.

Meeting Adjourn:

Ms. Patty Hayes made a motion to adjourn the meeting at 9:15 p.m. Mr. Tom Denham seconded the motion. Motion passed unanimously.

Respectfully submitted,
On the behalf of the Secretary
Lansbrook Master Association