

FINAL

Minutes of the LMA Board Meeting
January 12, 2015, at East Lake Fire House, on Tarpon Lakes Blvd.

The meeting was called to order by President Eric Honnold at 7:01 PM

Six Directors were present (Blakeslee, Hannon, Honnold, Insana, Schultz, and VanScoy). One Director was absent (Hayes)

Motion: to accept the Minutes of the August 5, 2014 Meeting, the last Regular Meeting prior to the Annual Meeting.

Motion by Ron Schultz, Seconded by Jerry Hannon; Approved 6-0

Lara Connolly, of First Residential, gave the Manager's Report:

1. Aylesford berm along E. Lake Rd. - Lara and Bob Taylor walked the berm with a measuring wheel to determine which trees were LMA responsibility and which were homeowner, or HOA, responsibility; most of the trees in question were on homeowner property. Valley Crest will do a cleanup of the berm and trees that are LMA responsibility will be trimmed.
2. Deer population - her conversations with FWC indicated that it is likely that they will issue a permit for a professional hunt to reduce the deer population. It would be a bow and arrow hunt. There was a discussion among the Directors as to the potential for LMA liability if LMA were to allow someone, even a licensed professional, to hunt on Lansbrook property, in the event someone was injured. Director Mike Blakeslee asked Lara if Pinellas County could put up more signs for driver caution regarding wandering deer.
3. Kylemont pond, next to Lynnwood - Lara understands that Kylemont HOA has contracted for control of the vegetation as well as the cleanup and repairs needed at the pond, but she is waiting to hear from Ken Kunsman as well as Aquatic Systems.
4. Lansbrook Commons - Lara reported that the cleaners have had too many occasions where late-night users of the facility have refused to leave. This has meant that the cleaners have been unable to close the gates, and she cannot call the Sheriff's Department as often as would be required by these situations. It was the consensus of the Board that she should obtain quotes for a very limited security service, as well as request that PCSD periodically do a "directed patrol."
5. Soccer fields - Laura reported that a review of the fields indicates that there is definitely overuse, but that it is mostly Lansbrook residents who are using these fields for soccer games.
6. Sidewalk repairs - Lara reported that Bob Taylor has been marking the large trip hazards and even took a Pinellas County supervisor around, by golf cart, to review. Given the fact that the County started to make these repairs, but has long ago left without completing them, Eric Honnold asked that Secretary Jerry Hannon write a letter to the appropriate Pinellas County Commissioners, Dave Eggers and Janet Long, to point out the need for the county to remediate the numerous trip hazards

and to note that residents of Lansbrook pay substantial property taxes to the County.

7. Dead maple tree - Lara has received a quote from Valley Crest for \$825 to remove this tree which is in a hazardous location.

Motion: to improve the contract to remove a hazardous dead tree at a cost of \$825. Motion by Ed VanScoy; seconded by Ron Schultz; Approved 6-0.

8. Irrigation system – Lara reported that LMA’s Toro irrigation system software needs to be upgraded but that our current equipment cannot handle the upgrade. The latest irrigation system by Toro is called “Links” and the proposed new computer equipment would be able to handle that system. The upgrade cost would be \$8,744, and LMA would pay \$746.68 in the first month and then \$229 per month for the next 35 months. The effective increased cost on a monthly basis, however, is less because we are now paying \$135 per month and that expense would be eliminated.

Motion: to approve the new irrigation system expenditure with a cost of \$746.68 for the first month and \$229 per month for the next 35 months. Motion by Jerry Hannon; Seconded by Ed VanScoy; Approved 6-0.

9. Lakefront Park landscaping – Lara reported Bob Taylor’s assessment that the Sable Palms problem is not a hazard and it was the consensus of the Directors that action should be deferred pending further study. The other landscaping improvements needed, involving the Juniper and Jasmine as well as the sod replacement, would need to be done soon and there was discussion of a conceptual approval of a maximum amount, with Board consensus being required after receiving further renderings and prices.

Motion: to approve a maximum expenditure of \$6,000 for landscaping remediation and improvements at Lakefront Park, subject to further Board consensus after receipt of additional renderings and specific price. Motion by Jerry Hannon; Seconded by Mike Blakeslee; Approved 6-0.

10. Irrigation turbines – Bob Taylor reported that turbine number 3 is beginning to fail but that turbine number 2 is still in good shape. It was the Directors’ consensus that the Financial Advisory Committee should be asked to evaluate our reserves as to sufficient coverage for future turbine replacements.

11. Maintenance staff pay – Lara reported that we are presently paying Al \$12.15 per hour, and Bradley \$15 per hour. It was the Directors’ consensus that Lara should provide personnel reviews to the Board so that appropriate salary levels could be set. Further action has been deferred to March.

12. Off-duty deputies – it was the consensus of the Directors that we should seek to hire off-duty Pinellas County Deputy Sheriffs for the high school graduation, July 4th, Halloween, and New Year’s Eve.

Other Discussions and/or Presentations:

1. Bryan Lane lighting issue – Tim Lima, resident of Myrtle Point, and representing CNCN, spoke about the Bryan Lane lighting issue. He noted that the effort has been going on for over five years, and that CNCN understands that Bryan Lane is the only major traffic road for student walkers which does not have streetlights for its entire length. Mr. Lima advised that 14 additional lights would be needed from the point at which school-provided streetlights ends and Highpoint Drive begins, and that the current estimated cost to install the lights would be \$11,000. Mr. Lima's organization and its affiliates have so far raised \$5,750 towards that goal. However, Pinellas County has advised him that they would be concerned about setting precedents, for other streets within Pinellas County currently without County-provided lighting, if the County was to pay for the ongoing electricity costs for these additional lights. Mr. Lima advised us that each light would cost approximately \$140 per month for electricity, and it is for this reason, he advised, that CNCN approached the LMA Board two years ago to seek their agreement to pay for the ongoing electricity costs for such additional lights. By consensus of the Directors, the topic was deferred to the next Board Meeting.
2. Next LMA Board Meeting – March 30th, at the East Lake Fire House.
3. Communications Advisory Committee – in order to define the Internet communications needs of LMA, and in order to create a new and more accessible website which would not be hosted by First Residential, an advisory committee would be established consisting of five or six members. The Board Secretary would be the Chair, and up to two other LMA Directors would be members, along with two or three Lansbrook residents.

Motion: to establish a Communications Advisory Committee, chaired by the Board Secretary, with up to two additional Directors as members, in addition to two or three Lansbrook residents as members.

Moved by Eric Honnold; Seconded by Ron Schultz; Approved 6-0.

4. Holiday lighting – noting comments from some residents regarding disappointment with the Lansbrook main entrance holiday lighting, there was a discussion about the reasons for the substantial difference compared with the prior year. Part of this was due to the fact that there was an equipment shortage, caused by the failure of some of the holiday light arrays in the LMA inventory, compounded by the significant shortage in November and December of LMA maintenance and operations personnel. At present LMA has only three such personnel in staff, contrasted with up to five or six in prior years. Therefore, even if there had not been a failure in much of the lighting inventory, it would not have been possible to put up the same quantity of lights at the front entrance and still perform the necessary tasks of maintenance for the Lansbrook property. There was a discussion that our Community Manager should get prices for the additional lighting inventory which would be needed to resume, given a more complete operations and maintenance staff, the typical level of holiday lighting which Lansbrook has had in prior years.
5. Insurance expertise – there was a discussion about a general need for one or more individuals with insurance expertise to assist the Financial Advisory

Committee. By consensus, the Secretary was asked to convey that need to the various HOA Presidents for any nominations of residents, having such expertise, to be contacted by LMA and/or by the FAC.

6. Potential LMA Superintendent –while the Board has been able to review the resumes from the candidates for Superintendent, it was the consensus of the Directors that First Service should continue its review and interview process and narrow its own recommendation to one person, for the Board to either accept or reject.

7. Progress on Sunset – the Minutes of the New Development Review Committee are now with Board and NDRC Counsel, Tony Damianakis, for his approval regarding the legal points summarized in the Minutes. Clearly, the landowner and proposed developer is in conceptual agreement with the NDRC that the project will be a community of single-family homes.

8. Legal expertise – there was a consensus of the Directors that LMA requires an attorney with the necessary expertise regarding both land-use as well as with HOA Master Association Bylaws and other related documentary issues. Eric Honnold observed that it might be appropriate to go to a large firm where both skills are part of the core expertise of the partners and attorneys in the firm.

9. First Service Residential contract with LMA - Ron Schultz advised Lara Connolly that we would like an addendum to the contract regarding the contract end date.

Motion: to adjourn.

Motion by Jerry Hannon; Seconded by Eric Honnold; Approved 6-0.

Meeting was adjourned at 9:08 PM.