

Final Approved Minutes of LMA Board Meeting, May 11, 2015, at East Lake Fire House

Call to Order:

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

Directors present: Jerry Hannon, Patty Hayes, Eric Honnold, Bruce Insana, Ron Schultz.

Directors absent: Ed VanScoy.

Others present: Lara Connolly, Community Manager; Ed Anderson, Grounds & Facilities Supervisor; 12 residents.

Approval of minutes of prior meeting of 3/30/15:

Moved by Jerry Hannon; seconded by Patty Hayes.

Approved 4-0 (Ron Schultz not yet present)

President's remarks:

Eric Honnold noted that the additional lights are now installed and operating on Bryan Lane and Eric thanked Tim Lima of Myrtle Point for his years of dedication toward this goal.

Residents' comments:

A resident of Highgate indicated that there have been continuing irrigation problems on the Highgate berm, and Eric advised that Ed Anderson will check on this, and Lara Connolly said that they will do a rain gauge check. Another resident noted that the gates to Lansbrook Commons have often been left unlocked at night. This resident was advised that our attempts to use the bathroom cleaning staff to secure these gates has been frequently thwarted by Commons-users who have refused to leave this facility when asked to do so by the cleaning staff. It was further advised that the Board is currently seeking a limited security service which would be engaged solely to secure this facility at its scheduled closing time.

Treasurer's report:

Patty Hayes noted that we are trying to keep 2.8 to 3 months of LMA expenses in ready cash. Patty further noted that there is in place a policy which would permit spending for emergencies in amounts up to \$1,000 which may be approved by the conference of two LMA Board Officers. She indicated that there may be times when non-emergency time-sensitive expenditures would be needed in between Board Meetings and suggested that a policy be established whereby non-emergency expenditures up to \$500 could be approved by the President plus either one other

concurring Board Officer, or the Community Manager.

Motion: That the President, plus either (a) one other concurring Board Officer or (b) the Community Manager, be authorized to spend up to \$500 for time-sensitive non-emergency expenses.

Moved by Jerry Hannon; Seconded by Eric Honnold.

Approved: 5-0

Secretary's report:

Jerry Hannon gave an update on the actions by the Communications Advisory Committee, particularly noting the five domain names which have been purchased for potential LMA use, and he also outlined the path expected to be taken for the development and hosting of the website, and provided an overview of the types of content expected to be transmitted by LMA's ListServ. Jerry further noted that our ideal domain name, "lansbrook.com", is already owned by an unknown individual and an attempt would be made, by Vice President Ron Schultz, to purchase this domain name. Eric Honnold commented that he would like the board to pre-approve the purchase of "lansbrook.com" at a price not to exceed \$1,000. Ron Schultz interjected that he hopes to be able to purchase this domain name at a much lower cost, but we will obviously not know what can be done until we make contact with the current domain name owner.

Motion: That Ron Schultz be authorized to negotiate to purchase for LMA the domain name "lansbrook.com" at a price not to exceed \$1,000.

Moved by Eric Honnold; Seconded by Jerry Hannon.

Approved: 5-0.

Sidewalk repairs:

Lara Connolly indicated that she and Ed Anderson will have the list of all needed sidewalk repairs for our June 15th Special Board Meeting. Eric noted that, and the interviews with prospective attorney firms, will be the only topics for that Special Board Meeting.

Landscaping company:

Lara Connolly indicated that the contract with Valley Crest does not expire until July 2016 but that there is also a 30 day Notification of Termination clause, which might allow LMA to terminate for cause. It was noted that in past years Luke Brothers would have a landscaping crew in Lansbrook every day, and that has certainly not been our experience with Valley Crest. Jerry Hannon suggested that if the current contract was drafted by Valley Crest, that any vague language should be construed to the advantage of the other party, in this case LMA. Eric Honnold told Lara to ask Valley Crest for their exact list of work to be done in Lansbrook, and ask her to put

this topic on our July agenda.

Resignation of Director Mike Blakeslee:

Eric Honnold noted that personal health issues of Mike Blakeslee requires him to reduce his official responsibilities and he has submitted his resignation from the Board. Eric, and other Directors, expressed deep appreciation for Mike's past contributions to LMA and there was a broad sentiment that his careful measured approach will be deeply missed. All wish Mike continued speedy recovery.

Motion: To accept the resignation of Mike Blakeslee.

Moved by Eric Honnold; Seconded by Patty Hayes.

Approved: 5-0.

New Development Review Committee appointment:

Since Mike Blakeslee was also the second Director-Member of Lansbrook's NRDC, it is also necessary that Mike be replaced on that committee.

Motion: That Eric Honnold be appointed as the second Director-Member of the New Development Review Committee.

Moved by Patty Hayes; Seconded by Bruce Insana.

Approved: 5-0.

Playground equipment:

There have been two complaints from residents about the quality and age of our current playground equipment. Eric noted that state-of-the-art playground equipment is very expensive, with a single piece costing as much as \$20,000 and we would need multiple pieces of playground equipment to replace our current inventory. However, Lansbrook currently has only \$10,000 in reserves for this equipment category. Eric suggested that we would need to allocate about \$50,000 for replacement of our equipment. Patty Hayes asked what that timing would be necessary to build our reserves and that we would need to study reserve requirements. It was suggested that we might increase our accumulation rate for reserves for this category and in the meantime spend money for an improvement in the ground cushioning in the playground area. Ed Anderson indicated that the playground equipment has been power-washed, to improve its appearance and functionality. Eric noted that he would like to have a poll of all Lansbrook communities to seek their ideas and attitudes regarding our playgrounds.

Use of golf carts on Lansbrook sidewalks:

Jerry Hannon indicated that several complaints have been received regarding residents driving golf carts on our sidewalks, particularly along Highpoint Drive as well as along Lansbrook Parkway, and that these carts are interfering with both

walkers in our community as well as children riding bicycles. Jerry cited both the Third Amendment to the Lansbrook Declarations (Section 7.13), which specifically indicated that such usage is prohibited, as well as State Law (FL 316.212) which makes illegal the use of golf carts on any sidewalk more narrow than at least 8 feet wide. Other Directors felt that this might be an issue more appropriate for action by the Pinellas County Sheriff's Department. Jerry acknowledged the inability of LMA to be an effective continuous enforcer of such regulations, but suggested that we could at least post signs along our sidewalks indicating that golf cart usage, other than official use by LMA Maintenance Staff (as the Third Amendment specifically permits), is prohibited. Various Directors indicated that the total cost of permanent signs throughout Lansbrook would be extremely high and unaffordable. Patty Hayes suggested a more modest measure, whereby four signs could be funded, and used in those locations where illegal golf cart activity may be noted.

Motion: That \$200 be expended for four signs, which could be moved to various locations as needed, to advise that resident golf cart use on sidewalks is prohibited.
Moved by Patty Hayes; Seconded by Eric Honnold.

Approved: 5-0.

Enlisting support by Pinellas County Sheriff's Department:

Eric Honnold said that he would like a letter sent by the Board Secretary to the Sheriff noting the incidents of vandalism in Lansbrook, as well as concern about speeding in and around Lansbrook, as well as the illegal use of golf carts.

Commons/Lakefront Park bathrooms:

Eric Honnold indicated that while a complete renovation of our bathrooms is not financially possible at this time, there are some things which could be done at a modest cost and these could include the installation of electric hand dryers, improved lighting, repairs of partitions, and the possible cleaning of grout for those two bathrooms, at Lansbrook Commons, which have tile. The two bathrooms at Lansbrook Lakefront Park have concrete rather than tile. Patty Hayes indicated that we presently have \$18,000 in reserves for our bathrooms and this would permit the expenditure of up to \$4,500 for each bathroom.

Off-duty Sheriff's Deputy security for High School graduation:

Eric Honnold indicated that we have already approved hiring an off-duty Sheriff's Deputy for two nights directly corresponding to the high school graduation. However, the graduation this year will take place midweek and he suggested that we might benefit by having the off-duty deputy available on Wednesday, Thursday, Friday, and Saturday night from 10 PM to 2 AM.

Motion: That an additional two nights be authorized for the hiring of an off-duty Sheriff's Deputy for security in connection with the high school graduation.

Moved by Patty Hayes; Seconded by Jerry Hannon.
Approved: 5-0.

Manager's report:

(A) Lara Connolly indicate that Ed Anderson has recommended that we go with Valley Crest for tree trimming as their proposal, at a price of \$9,300, was the cheapest by \$1,200.

Motion: To approve a contract with Valley Crest for tree trimming at a total cost of \$9,300.

Moved by Patty Hayes; Seconded by Eric Honnold.
Approved: 5-0

(B) Lara also indicated that the cheapest proposal to remove three dead pine trees at Lansbrook Commons was by Sherwood Tree Service.

Motion: To approve the \$1,500 contract with Sherwood Tree Service for removal of three pine trees at Lansbrook Commons.

Moved by Patty Hayes; Seconded by Jerry Hannon.
Approved: 5-0.

(C) Lara indicated that her review of Republic, the provider of trash removal for LMA, showed that their poor level of service, but most particularly their atrocious billing, suggests that a change in provider is required. A change to Waste Management would have an upfront cost of \$120 per dumpster but that the ongoing monthly cost would be virtually the same as that for Republic.

Motion: To approve an upfront expenditure of \$240 in order to switch to Waste Management as the new trash removal vendor for LMA.

Moved by Patty Hayes; Seconded by Bruce Insana.
Approved: 5-0.

(D) In the absence of an LMA-provided cell phone it has been necessary for Ed Anderson to use his personal cell phone for LMA business and this is costing him approximately \$35 per month.

Motion: To approve a monthly reimbursement of \$35 to Ed Anderson for his use of a personal cell phone for LMA business.

Moved by Eric Honnold; Seconded by Bruce Insana.

Approved: 5-0.

(E) With regard to the damage done to an LMA fence at Lakefront Park, we could either (a) pay the fencing contractor directly and then re-bill it to the Ivy Ridge homeowner who caused the damage, or (b) give the fence repair proposal to the homeowner and have him pay the cost directly. There was a consensus that the best way to proceed would be to give the fence repair proposal to the homeowner and to specify a 14 day response time from the homeowner to LMA.

(F) With regard to damage to LMA irrigation piping by a Lynnwood homeowner, who installed a fence supposedly between his usable property and the easement, there was a consensus that it should be established whether or not the LMA irrigation piping invaded the usable property of the homeowner, or whether the homeowner's fence invaded the easement area. The total cost to repair this particular damage was \$350.

Motion: To adjourn at 8:30 PM.

Move by Ron Schultz; Seconded by Bruce Insana.

Approved: 5-0.