

Minutes of regular reading of the LMA Board September 28, 2015, at East Lake United Methodist Church

Meeting was called to order at 7:02 PM by President Eric Honnold .

Attendance:

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

Directors absent – Ed VanScoy

Others present – Rebecca Massaro, Ed Anderson, and 17 residents

Motion: To approve the minutes of the July 27, 2015 LMA Board Meeting

Moved by - Ron Schultz

Seconded by - Bruce Insana

Approved: 5-0

Presidents remarks – Eric Honnold invited comments from residents. One resident of President's Landing discussed the previous relocation by Pinellas County School District of the school bus stop for President's Landing from the main gate to the second gate of that community. They would like to see that bus stop moved to Lakefront Park. Another resident of Presidents Landing remarked that the district moved the bus stop for reasons of safety since traffic at the second gate is much less than traffic at the main gate. This resident further stated that there are neighborly ways of handling this issue and agrees that this is primarily a President's Landing HOA matter. A third resident, of Kylemont, was looking for an update regarding Sunset and Ron Schultz advised that the NDRC is waiting for a revised application, and Jerry Hannon added that it is our understanding that the applicant is still waiting for clarification from Pinellas County about the extent of setbacks which they would require for the single family homes which would be built there. A resident of Lynnwood asked about the securing at night of Lansbrook Commons, and Eric Honnold told him that the former security service hired by LMA was costing approximately \$80,000 per year and that LMA was not receiving good value for the cost. He further indicated that LMA is looking into a more limited security service which could simply secure both of our parks at night, as the cleaning service was not receiving cooperation from residents using the facility and could not lock the gates. Another resident of President's Landing thanked the Board for not raising the dues charged to the HOA's of Lansbrook. Another resident questioned the residency status of the people in adult soccer leagues who seem to be using our facility at Lansbrook Commons, and Eric told him that all previous checks by the former security company resulted in finding no improper use since residents are allowed to have guests with them when they use that facility, and the ratio has always been within the standard. The same individual asked about the pathway between Fallbrook and Northfield and Eric advised his intention to create a Campus Improvement Task Force to consider issues like that. Eric further noted that this Board, and last year's Board, were heavily burdened by "putting out fires", but we

are now moving into a more positive position and focusing upon various improvements for the Lansbrook community.

Motion: To create a Campus Improvement Task Force, with members to be subsequently appointed.

Moved by - Ron Schultz
Seconded by - Patty Hayes
Approved: 5 to 0

Treasurer's Report -

Patty Hayes indicated that LMA would have a projected net surplus of approximately \$73,000 at fiscal year-end 2015. This is primarily due to (a) the delay in hiring of our new superintendent, as well as (b) lower projected contract labor costs, plus (c) lower projected utility costs, slightly offset by (d) higher irrigation costs. However, our need for irrigation turbine replacements will consume most of this surplus as the total replacement cost exceeds the reserve for this category equipment. Our spending during our fiscal year is usually back-ended since many of our landscaping projects occur in the later months of each year. Our projected spending in 2016 could be approximately \$80,000 higher than for 2015 when we take into consideration the full year's cost of our superintendent, as well as an increase in medical costs for staff, as well as an increase in fertilizer and pest-control expenses. Additionally we have asked our landscaping company to do more with our Lansbrook campus that has previously been done over the past few years. One additional cost for 2016 will be the expense for our irrigation controller. Presently we have a 2012 lease which expires in 2016, and serious equipment updating is needed. However, once the capital expense is made we are projecting an annual savings of \$30,000 per year. Eric Honnold further noted that the majority of funds for the irrigation controller are already in our reserve categories. Patty Hayes indicated that we have an annual addition to our statutory reserves of approximately \$62,000.

Proposed 2016 Budget -
(Refer to attached 2016 proposed budget)

Motion: To approve the 2016 Budget

Moved by - Eric Honnold
Seconded by - Jerry Hannon
Approved: 5 to 0

Schedule of Authorization -

Patty Hayes presented to the Directors her draft for a "Schedule of Authorization" which she was proposing to establish approval authorities for certain types of expenses. Jerry Hannon indicated that he had no conceptual problem with the intent of this proposed policy, and would have done a review if he had received the proposed document several days prior to this meeting, but that he wanted to review this document in the context of LMA's Bylaws as well as relevant sections of Florida

law. Eric Honnold suggested that we schedule a discussion and vote on this for our November meeting.

Secretary's Report -

Jerry Hannon did a review of the progress of the Communications Advisory Committee and indicated that they had met with a website designer and we are now waiting for his proposal and bid. There was a general discussion of the website as a pull means of communications for both residents and potential home buyers and contrasted that with our intended message system which will be a push means of communication for residents.

Holiday decorations -

Eric Honnold discussed a proposal from a holiday lighting vendor which he and other board members clearly felt was outrageous at a total cost of approximately \$29,500. In contrast, FSR and Ed Anderson calculated that LMA staff and contract labor could do the same thing for a total cost of approximately \$15,000, of which \$7,500 would be for the purchase of new LED holiday lighting.

Motion: To approve the purchase all new LED lights, and the hiring of some temporary labor assistance for installation and removal, for a total expenditure of \$15,000.

Moved by – Eric Honnold
Seconded by - Ron Schultz
Approved: 5 to 0

Increasing return on excess cash -

Rebecca Massaro indicated that if LMA was to open an additional reserve account, at an approved bank, we could increase our interest income from about \$900 to about \$1,800.

Motion: To open a new LMA interest earning bank account.

Moved by – Eric Honnold
Seconded by - Ron Schultz
Approved: 5 to 0

Mulch and pine straw -

Rebecca Massaro and Ed Anderson noted that we only have \$20,000 in our budget for mulch/straw and our projected expense for the remainder of 2015 is for about \$14,000 for mulch and about \$8500 for straw.

Motion: To approve the expenditure of up to \$24,000 for mulch/straw.

Moved by - Patty Hayes
Seconded by – Eric Honnold
Approved: 5 to 0

Gate at Lakefront Park -

Rebecca Massaro advised that LMA has an antiquated system in use for the gate at Lakefront Park and that it has been in a state of constant repair. She proposes the replacement of all hardware for the gate entry and exit points.

Motion: To approve expenditure of up to \$12,000 to replace all hardware at the Lakefront Park gates.

Moved by – Eric Honnold
Seconded by – Ron Schultz
Approved: 5 to 0

Pump for the Fountain at the South Entry pond -

Ed Anderson reported that the broken fountain for the South Entry pond, which was struck by lightning and is not functioning, needs to be replaced with another 15 HP pump.

Motion: To approve the expenditure of up to \$20,000 for replacement of the South Entry fountain pump which had been struck by lightning.

Moved by - Bruce Insana
Seconded by – Jerry Hannon
Approved : 5 to 0

Trimming of hardwood trees -

Patty Hayes indicated that we have a tree trimming plan with a three-year cycle and it is time to trim the hardwood trees from our entry point along Lansbrook Parkway to about one third of the way in.

Motion: To approve expenditure of about \$22,000 for the trimming of hardwood trees from the Lansbrook main entry and along Lansbrook Parkway to approximately 1/3 of the distance in.

Moved by - Patty Hayes
Seconded by – Eric Honnold
Approved: 5 to 0

Motion: To adjourn at 8:40 PM.

Moved by - Jerry Hannon
Seconded by – Eric Honnold
Approved: 5 to 0: