

## Minutes

### Lansbrook Master Association Board of Directors' Meeting January 22, 2018

#### Lutheran Church of the Resurrection

1555 Windmill Point Road, Palm Harbor, FL 34685

The Lansbrook Master Association Board of Directors' Meeting was called to order by President Ron Schultz at 7:00 p.m. on January 22, 2018. Also attending from the Board were: Mr. Bruce Insana, Ms. Christine Stitzel, Mr. Jon Walek, and Mr. Scott Tillesen. Other attendees included Ms. Rachel Mayer and Mr. Ed Anderson of First Services.

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

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

**Meeting Minutes:** Ms. Stitzel made a motion to accept the minutes of the November 3, 2017, Board of Directors' Meeting. Mr. Insana seconded the motion. The motion passed unanimously.

**President's Report:** Mr. Schultz advised he had ridden through the neighborhood with Director of Campus Services Mr. Ed Anderson. Lakefront and Commons look to be in generally good shape. Some downed trees and limbs will take a while to clean up. Neighborhood service vendors regularly use restrooms, putting more wear and tear on those facilities.

**Treasurer Report:** In the absence of our Treasurer, a report was given by Ms. Rachel Mayer of First Services. Operating cash as of November 30, 2017 was \$282,044. Mr. Insana made a motion to accept the report. Mr. Tillesen seconded the motion. The motion passed unanimously.

#### Projects:

- A recommendation was made by Mr. Ed Anderson to examine the possibility of tapping into the lake water supply to supply common areas other than using reclaimed water. A more reliable water supply is needed for the health and beauty of common area plants. It was suggested that we contract to have a sample "tap" made into the lake water line to see how difficult and costly the whole project might be. The number of taps needed isn't known, could be 70 to 150. Mr. Insana made a motion to authorize one experimental tap at a cost not to exceed \$3,000 to enable assessment of a potentially larger project. Mr. Walek seconded the motion. The motion passed unanimously.
- A recommendation was made by Mr. Ed Anderson to replant an area of the Berisford Berm where plants had died due to reclaimed water availability issues. He proposed the Brightview landscaping firm to do the work. Mr. Insana made a motion to authorize a contract at a cost not to exceed \$45,000. Ms. Stitzel seconded the motion. The motion passed unanimously.

## Minutes

### Lansbrook Master Association Board of Directors' Meeting January 22, 2018 - Page 2

- A recommendation was made by Mr. Ed Anderson to purchase a water tanker vehicle and pump to replace one that had been in operation for decades. The equipment is needed to assure adequate water to protect our investment in landscaping, on an exception basis, when there is a water supply interruption. Ms. Stitzel made a motion to authorize the contract at a cost not to exceed \$31,000. Mr. Insana seconded the motion. The motion passed unanimously.

**Community Manager Report:** Ms. Mayer announced that, effective February 1, 2018, she will no longer be our Community Manager. Mr. Robert Smith will be her replacement.

Mr. Insana made a motion to adjourn the meeting. Mr. Walek seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:00 p.m.

Respectfully submitted by:  
Scott R. Tillesen  
Secretary  
Lansbrook Master Association

***Approved by Board of Directors 3/26/2018***