

## **REVISED Draft Minutes**

### **Meeting of the LMA Board of Directors January 23, 2017 at Lutheran Church of the Resurrection**

The meeting was called to order at 7:01 PM by President Ron Schultz.

#### **Attendance:**

**Directors present:** Tom Denham, Jerry Hannon, Patty Hayes, Eric Honnold (by phone), Bruce Insana, Ron Schultz, Jon Walek.

**Directors absent:** None

**Others in attendance:** Maureen Connolly, Rachel Mayer, Superintendent Ed Anderson, and about 7 residents

**Motion:** To approve (1) the Minutes of the 09/26/16 Regular Meeting, and (2) the Minutes of the 11/01/16 Special Meeting, of the LMA Board

**Moved by -** Bruce Insana

**Seconded by -** Ron Schultz

**Approved -** 7 to 0

#### **President's Report:**

Ron Schultz reported that he has toured all Lansbrook communities, with a vision of determining the commonality of each community with the rest of Lansbrook. Additionally, he has been conferring with Sheriff's Deputies whenever he sees them on patrol, and has learned that car thefts are a combination of an organized group which comes up from St. Petersburg, seeking opportunities, as well as periodic incidents involving teenagers from our local area. The key deterrent is to keep your cars locked and to make sure you are not leaving in sight any item of value. Also, to keep your home safe, do not leave garage door openers inside your car. And, to make theft of the car itself less likely, do not leave the "valet key" inside your car.

#### **Treasurer's Report:**

Patty Hayes indicated that LMA has operating cash on hand equivalent to about 2.3 times our monthly operating budget, which is in line with our objectives. Right now it looks like we will have ended 2016 with spending about \$50,000 under budget, and Patty added that our finances remain in good shape.

### **NDRC Report:**

Ron Schultz indicated that the last NDRC Meeting was just prior to Thanksgiving, and we are now waiting for the actual proposal to be submitted by the developer. Accordingly, no timeline is yet in operation.

### **Residents' Remarks:**

One resident said that he feels maintenance is not happening quickly enough, and also said that he has observed staff using Lansbrook pickup trucks on the sidewalks/pathways while emptying the dog waste containers. Ed Anderson will look into that. Another resident said that it appears that Brazilian Peppers, an invasive species, appears to be increasing. Ed added that several items will be addressed later in the Maintenance Report. Ron Schultz noted that he appreciates the observations of residents and expressed hope that some residents will volunteer to help keep LMA moving forward on maintenance issues. Ron added that he Campus Improvement Committee is an ideal body for which residents may volunteer to provide that addition of knowledge and observations.

### **Maintenance Report:**

Ed Anderson reported that we had three major irrigation leaks, as well as sixteen minor leaks or problems, which have all been repaired. Ed noted that he is working with PCSD regarding improper activity or vandalism at Lakefront Park. This mutual effort has already resulted in a decrease of such activity. One problem has been the passing along to friends of gate codes for that park, and FSR has been monitoring the use of codes, and deactivating those of abusers. The irrigation performance, a problem with the failures of irrigation pumps in 2016, should greatly improve after the new Pump S-2 (by Golfside) is in operation.

### **New Property Manager, and Lansbrook Staffing:**

FSR Vice President Maureen Connolly introduced Rachel Mayer as the new Property Manager for Lansbrook. Rachel had previously been the PM for the Waterchase Master Association. Maureen also noted that Lansbrook's maintenance staff has been reduced to three, inclusive of the superintendent Ed Anderson, by the recent resignation of Al Naguer. Various Directors offered thoughts on the now-open position. Eric Honnold felt that LMA's best dollars were spent on contracted services, rather than on in-house staff. Bruce Insana wondered which option would really cost more. Patty Hayes felt that if the maintenance tasks were consistent to keep three staff, plus the superintendent, occupied full-time, then it would be cheaper to do this in-house. She posed the question for FSR of whether they can find the right skill-sets for a replacement for Al. Patty noted that what will be needed now is a plan for how staff performance will be monitored and managed, and added that she too felt this should be

an in-house staff member rather than contracted labor. Maureen concluded by advising that she will confer with other FSR senior members to see if they can identify a suitable replacement for AI within staff already employed by FSR elsewhere. Ron summarized by noting that in-house staff has a particular value in that they would not have to be taught a particular task which otherwise might be sub-contracted to an outside vendor.

**Proposals from Auditor, Reserve Advisor, and Legal Counsel:**

Patty Hayes advised that each of the three proposals are now ready for Board approval.

**Motion: To approve the proposal by Bashor & Legendre LLP to audit LMA's 2016 Financial Statements:**

Moved by - Patty Hayes  
Seconded by - Tom Denham  
Approved - 7 to 0

**Motion: To approve the proposal by Reserve Advisors to provide a 2017 updating of LMA's Reserves:**

Moved by - Jerry Hannon  
Seconded by - Bruce Insana  
Approved - 7 to 0

**Motion: To approve the proposal by Becker & Poliakoff to serve as LMA Counsel for 2016:**

Moved by - Tom Denham  
Seconded by - Patty Hayes  
Approved - 7 to 0

**Old Business:**

**Highgate Berm:**

Bruce Insana wondered about the status of the viburnum replacements, for those areas previously damaged by LMA, on the berm of Highgate. Ed Anderson indicated that his staff have eradicated the diseased section, but noted that it would be best to wait until the rainy season (May) because of County irrigation restrictions. If we tried to user a

water truck to supplement the uncertain reclaimed water irrigation, the cost would be a few thousand dollars each month. It was agreed that the Highgate HOA President would meet with Ed Anderson, and Patty Hayes, and Bruce Insana to review what has been accomplished and what still needs to be done.

**Hardwood Tree Trimming Bids:**

The bids from multiple vendors had been reviewed by FSR and Ed Anderson and narrowed down to the bid from Valley Crest, and from Luke Brothers. After discussion with the Board of the two final bids, Ed Anderson recommended that we accept the bid from Luke Brothers, whose price was \$24,883.

**Motion: To accept the bid for hardwood tree trimming by Luke Brothers at a cost of \$24,883:**

<b>Moved by -</b>	<b>Patty Hayes</b>
<b>Seconded by -</b>	<b>Tom Denham</b>
<b>Approved -</b>	<b>7 to 0</b>

**Bulkhead at South Pond of Entry Point:**

Ed Anderson reported back on this item with the cost of (a) replacing the bulkhead, in like fashion, or (b) removing the bulkhead, with the approval of SWFWMD, and re-grading the eastern surface down to the pond; the cost difference would be almost \$15,000 in favor of the removal and re-grading.

**Motion: To accept the bid by Westscapes Golf Course Construction Inc. to remove the rotted bulkhead at the main entry south pond, and re-grade the eastern bank down to the pond level, at a cost of \$37,100.**

<b>Moved by -</b>	<b>Jerry Hannon</b>
<b>Seconded by -</b>	<b>Jon Walek</b>
<b>Approved -</b>	<b>7 to 0</b>

**Replacement of Decking Platform at the Lansbrook Marina;**

After various studies about options for either repair or replacement of different parts of our marina docks or decking, it was concluded that the area of greatest concern from a safety perspective was the decking over the water. The conclusion was that we should have it replaced, and the cost estimate would be \$33,381.

**Motion: To accept the bid by Westscapes Golf Course Construction Inc., in the amount of \$33,381, for the complete replacement of the over-water decking at the Lansbrook marina.**

**Moved by -  
Seconded by -  
Approved -**

**Tom Denham  
Bruce Insana  
7 to 0**

**New Business:**

**Northfield Entry Signage:**

The signs at the entry point for Northfield are in need of replacement, and a number of renderings for possible design were shared with the Board. Patty Hayes noted that this replacement would probably qualify for an expenditure from Reserves.

**Authorized Signers for LMA Bank Accounts:**

The Treasurer is not currently an authorized signer on LMA bank accounts. While FSR will continue to be the signer for ordinary expenditures, the addition of the Treasurer would give LMA greater flexibility in the event of immediate needs, or extraordinary circumstances.

**Motion: To make LMA's Treasurer an authorized signer on all LMA bank accounts.**

**Moved by -  
Seconded by -  
Approved -**

**Jerry Hannon  
Ron Schultz  
7 to 0**

**Future Meetings:**

The next LMA Board Meeting will be March 27th at East Lake United Methodist Church.

**Motion: To adjourn at 8:27 PM.**

**Moved by -  
Seconded by -  
Approved -**

**Bruce Insana  
Patty Hayes  
7 to 0**