

Draft Minutes

Meeting of the LMA Board of Directors January 25, 2016 at East Lake Fire House

The meeting was called to order at 7:00 PM by Eric Honnold.

Attendance:

Directors present - Mitch Aydlette; Jerry Hannon; Patty Hayes; Eric Honnold; Bruce Insana; Ron Schultz (by phone).

Directors absent - None

Others in attendance: Rebecca Massaro; Ed Anderson; and 9 residents.

Motion: To approve the Minutes of the 11/16/15 Meeting of the 2015 LMA Board, and the 11/16/15 Organizational Meeting of the 2016 LMA Board.

Moved by - Patty Hayes;

Seconded by - Eric Honnold.

Approved - 6 to 0.

President's Report: Eric Honnold invited comments from residents. The President of the Golfside HOA Board indicated that Golfside's Board had voted to approve purchase of a new pet station and Eric, thanking Golfside, indicated that this would be discussed during the New Business section of the meeting. A resident of the Juniper Bay (Phases 1-3) section indicated that they have no Architectural Review Committee. Eric advised that the Juniper Bay (1-3) Board had to establish that, and he further advised that their Board cannot simply hold off dealing with applications, and that if an application is not disapproved at an open ARC meeting within thirty days, then it could be deemed automatically approved, by default. The same resident advised that the President of their Board indicated that such applications could not be discussed in public because it would violate the privacy of residents, and Eric advised that "privacy" contention is contrary to State Law.

Treasurer's Report: Patty Hayes indicated that LMA's year-end cash position was \$350,000 in our operating account, and in our reserve account. The reserve account is designed to provide for maintenance or future replacement of our capital assets. LMA has a target level of cash to provide 2 ½ to 3 months of spending requirements, and our \$200,000 equates to 2.8 months. In the category of our reserve for irrigation pumps, we spent \$118,000 in 2015 for replacements and repairs, and this reserve category is now too low. Patty also noted that the audit of LMA's 2014 statements is underway, and she expects that the auditors will call for additional funding for the reserves category, in general.

Motion: To transfer up to \$150,000 from LMA's unrestricted funds into LMA's restricted reserves.

Moved by - Patty Hayes
Seconded by - Eric Honnold
Approved - 6 to 0

Secretary's Report: Jerry Hannon indicated that LMA's website developer had created the structure for our new website, and various individuals from the Communications Advisory Committee were writing the text for each of the web pages, among which were Home Page, Neighborhoods, East Lake Area, Schools, Lansbrook Master Association, and Documents. At this point the page for Schools has been written and delivered to the site designer. Our time frame for launch has been some time in the First Quarter, and that is still our target.

Old Business: On the subject of sidewalks, and questions as to whether it would be appropriate for LMA to pressure wash them, given that they are under responsibility of Pinellas County and subject to their jurisdiction, Eric indicated that we have been advised by Counsel that LMA should not do that.

New Business:

Motion: To accept donation of a new pet station from Golfside HOA, and for LMA staff to cooperate with them in the siting of that new pet station.

Moved by - Eric Honnold
Seconded by - Bruce Insana
Approved - 6 to 0

Vandalism at Commons Park: After repeated acts of vandalism at Commons Park, First Service has investigated details and costs regarding security camera options. Most logical would be a wireless communication system together with 5 motion-activated cameras and 2 constant use cameras, all leading to a DVR. Verizon would be the wireless vendor, and ADT would provide the equipment, including replacements as necessary, and monitoring. One option would be to provide WiFi to residents using the park as well, and the only concerns expressed were whether such resident usage might crowd out use of the bandwidth for monitoring purposes. Since we could always disable the WiFi for other than our monitoring system it was a consensus that we could begin with the WiFi also available to residents in the Commons.

Motion: To authorize the spending of up to \$1,300 for up-front costs and approximately \$300 per month for ongoing costs to establish video monitoring at Lansbrook Commons.

Moved by - Eric Honnold
Seconded by - Jerry Hannon
Approved - 6 to 0.

Fountains at Front: After replacing the south fountain pump, which had been destroyed by a lightning strike, we now have had the north fountain pump simply cease working because it was worn out.

Motion: To authorize spending up to \$20,000 to replace the non-functioning north fountain pump.

Moved by - Eric Honnold

Seconded by - Patty Hayes

Approved - 6 to 0.

Social committee for LMA: Eric Honnold indicated that it would be good to form such a committee which could explore whether, and how, to sponsor social events for residents.

Motion: To create a Social Committee consisting of 3 to 9 members.

Moved by - Eric Honnold

Seconded by - Bruce Insana

Approved - 6 to 0.

Neighborhood entrances and berms: Questions have arisen about the varying conditions of the berms maintained by Lansbrook's various HOA's, as well as the appearance of the entrance ways of Lansbrook neighborhoods. Among questions to consider would be whether this is a matter for merely encouragement, or for compliance and enforcement. Eric Honnold felt that we could make this one of the topics for our new Campus Task Force.

Management Report:

(1) Sidewalk Repairs – Ron Schultz has met with County Commissioner Dave Eggers and feels we are now getting better County attention for this need.

(2) Irrigation Pumps – Both new pumps are working well so our system is fully functioning.

(3) Soccer Field – Sod replacement was successfully completed.

(4) Old and No-longer-used Maintenance Equipment – We have a chipper, which we are no longer allowed to use, as well as two old trucks. A review will be done as to how LMSA might get best value in the disposal of these assets, and it was observed that we would probably consider a lease, rather than a purchase, of a new truck.

Motion: To adjourn at 8:01 PM.

Moved by - Eric Honnold

Seconded by - Bruce Insana

Approved - 6 to 0.