

Draft Minutes

Meeting of the LMA Board of Directors March 21, 2016 at Eastlake Fire House

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

Attendance:

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

Directors absent: None

Others in attendance: Sheriff's Deputy d'Angelo, Sheriff's Deputy Skipper, Mark Karafis, Brian Thiel, Lara Connolly, Rebecca Massaro, Ed Anderson, and about 45 residents

Motion: To approve the minutes of the 1/25/16 meeting of the LMA board

Moved by - Eric Honnold

Seconded by - Bruce Insana

Approved - 5 to 0

Presentation by Pinellas County Sheriff's Deputy d'Angelo:

The Deputy introduced himself as a member of the Community leasing section of the sheriffs office and he has 19 years experience. Sheriff's Office has noted that there are both illegal actions taking place, Particularly with slow-moving vehicles being driven by underage drivers (typically young teens, and sometimes younger) as well as by slow moving vehicles driving on sidewalks in this community.

The Deputy cited Florida statutes differentiating golf carts from Low Speed Vehicles (LSV), the latter being eligible for registration with the DMV. He said that golf carts, which cannot be registered unless they can be and are substantially modified, are designed to not exceed 19 mph. Accordingly they cannot be driven on public roads.

An LSV, however, has (a) all required safety features (including seat belts, side mirrors, tail lights, headlamps, etc), and (b) a VIN, and (c) can reach speeds of 20 mph yet not exceed 25 mph, and (d) is insured for vehicle liability, and (e) is registered with the DMV and bears the proper license plates, and it can therefore travel on public roads. An LSV can also be driven by someone as young as 16 years of age, as long as he/she has a valid drivers license.

But, neither golf carts nor LSV's are allowed to be driven on sidewalks.

In the event of a violation of any of the above, a criminal citation would be issued but arrest would be "highly unlikely" unless some more serious infraction was

involved (e.g., DUI). Additionally, in the event of a Deputy stopping an underage driver of a golf cart, it is possible that the parents of the youth could be given a citation. The Deputy also indicated that the first target of increased traffic laws enforcement would be speeding and/or aggressive driving, but all traffic laws would be enforced on a prioritized basis.

The Deputy did take questions or comments from the audience, among which were (a) concerns about packs of bicycle riders driving several abreast (Ans. - State law permits max. of 2 abreast); (b) registered slow moving vehicles on sidewalks (Ans. - no motorized vehicles, with ADA exceptions for electric wheelchairs or electric mobility carts for disabled, are permitted to drive on sidewalks); (c) what about Lansbrook's maintenance carts on sidewalks (Ans.- State law only permits UPS electric carts during the holiday delivery season, but a Deputy could choose to ignore maintenance carts since the property has to be maintained); (d) how slow could LSV's drive on roads with 35 mph limit (Ans. - they are not supposed to drive below 20 mph on the public roads); (e) why can't Lansbrook residents drive golf carts here like Highland Lakes (Ans. - Highland Lakes is built around a golf course and is a legally designated golf cart community); (f) what about on private roads in President's Landing (Ans.- the County does not own private roads and such communities can have their own regulations).

Presentation by Pinellas County Sheriff's Deputy Skipper:

Deputy Skipper indicated that he works with Neighborhood Watch organizations in Pinellas County, and he is hoping that more neighborhoods in Lansbrook will enroll in this program. At the present time the only active Neighborhood Watch in Lansbrook (regardless of signs one might see) is that of Quail Lake. He provided guidance on what the Sheriff's Office would need, particularly two or three co-chairs of the Neighborhood Watch effort so that they could both liaise with the Sheriff's Office as well as provide additional guidance to residents. He made it clear that the Sheriff does not want any resident to take any risks, but to merely serve as a set of eyes and ears to provide input to the Sheriff's Office, via the non-emergency line, if something is suspicious or out of the norm for your neighborhood.

Presentation by Mark Karoftis of Kaze Media, Developer of the New LMA Website:

Mark Karoftis did an online demonstration of the now-ready website for LMA, and took Directors and residents through each of the six (current) pages of the website.

The objectives of the website, as well as the future intentions for expansion, were discussed by Eric Honnold and Jerry Hannon, who chairs the Communications Advisory Committee (Members: Eric Honnold, Nina Moorehouse, Ron Schultz, and Jerry Hannon). Jerry also thanked the Committee for their substantial contribution

over the past year of defining what Lansbrook needed, and then outlining the structure for the website, and then writing some of the content (with Kaze Media writing most of the content using parameters provided to them by the committee); Kaze Media, of course, created the internet structure for all that was defined by the Board of Directors.

Motion: To launch the new Lansbrook website for public use.

Moved by - Eric Honnold

Seconded by - Ron Schultz

Approved - 5 to 0

Presentation by Lynnwood Resident Brian Thiel on East Lake Middle School Academy of Engineering Seat Allocation Policy:

Brian Thiel has been following the attempts to clarify the admission policy set by the Pinellas County School Board as it pertains to proximity. First, all student have to meet academic criteria to even be eligible for this special program. It has been clear for some time that some seats are allocated for the children of teachers, and others for siblings of current students, but the vast majority of seats are divided into two equal components: (1) a lottery for all of northern Pinellas County, and (2) proximity to the school.

It is that second tranche of seats which had been unclear for some time. Brian advised that the School Board recently clarified this allocation. Proximity to this school is calculated by what is known as the "Manhattan Method" and following that methodology, each seat is assigned to the eligible student closest, then to the second closest, and on and on until all of this proximity tranche has been completely allocated.

Last year the total number of seats, open to eligible students moving up to sixth grade, was 132. There were 18 seats held for professional courtesy and siblings, leaving 114 for allocation. The northern Pinellas lottery allocated 57 seats, and the proximity method allocated the other 57 seats. There was also a waiting list of 174 other eligible students who were hoping to be admitted.

Using last year's proximity allocation results, every eligible student in Northfield, and then in Lynnwood, and then in Myrtle Point, and then in Kylemont, and then in Quail Lake, and then in Fallbrook, and then in Berisford , were admitted. Juniper Bay (Phase IV) would have been next. Of course, if there were no eligible students in Northfield, or Lynnwood, or Myrtle Point, and so on, the allocation would have resulted in students from other communities in Lansbrook, again based on proximity using the Manhattan Method, would have been admitted.

Treasurer's Report: Patty Hayes reported that Lansbrook has nearly \$655,000 cash on hand, of which about \$352,000 is operating cash, and about \$302,000 is in cash reserves. The target for operating cash would be equivalent to 2 1/2 months of normal operating expenses, and that equates to \$175,000 to \$180,000, so our operating cash position of nearly \$352,000 more than covers that accounting objective.

Two irrigation pumps had to be replaced, at a cost of \$118,000, but LMA had \$125,000 in the reserve category corresponding to those assets. She also noted that at some point irrigation pump #2 will also have to be replaced, and she wants to have our irrigation pump reserve built up; that particular pump has a lower estimated cost, just \$50,000.

While our operating expenses are well covered, it appears that the 2015 results will indicate that LMA spent about \$25,000 over its 2015 operating budget, but that was due to tree trimming expense done in one year, but paid in the next.

The outside audit for the 2014 financial statement is nearly complete, and the auditors have not cited any exceptions.

Eric Honnold commented that Lansbrook has a budget of over \$1,000,000 and he feels that this merits an outside audit. Even though State law would allow the membership to waive the audit, Eric believes that would not be wise.

Motion: To sign an engagement letter for the audit of the 2015 financial statement, when complete, at a cost of \$5,500.

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

Patty Hayes also noted that the last outside evaluation of sufficiency of reserves was done in 2013. Our fixed assets have a limited useful life, and the study contrasts estimated useful life remaining versus the reserves on hand for each category of reserves. That also means that we need to get a good estimate of the replacement cost for each infrastructure item. That is something that LMA does every year, but it periodically should be done by an outside professional, and she would like that to be done this year.

Patty responded to questions, with the following comments: (a) Reserves are only for repair or replacement of a covered category, not for creating a better covered asset; (b) All LMA cash is in interest-bearing accounts; (c) We managed to build up more excess cash by prudent spending, and eliminating certain unnecessary expenses such as the previous security company cost of about \$80,000 per year, as well as not hiring all of the LMA staff which had been budgeted.

President's Report: Eric Honnold noted that the Lansbrook Campus Improvement Committee had met in February for the first time. It consists of our property manager plus two Lansbrook residents. One of their recommendations was the replacement of our docks, and they obtained a bid for a full replacement which was a surprising \$ ____? _____. Eric instead had our campus superintendent carefully examine the docks, and he determined that the wood is an excellent pressure-treated cypress, and for the expenditure of a few thousand dollars (for stainless steel screws and some outside labor to supplement staff labor) it could be restored to optimum condition, and save Lansbrook a substantial amount.

Eric then advised that we need many residents to pressure Pinellas County Commissioners, Dave Eggers, and Janet Long, and Charlie Justice to get the County's sidewalk repairs in Lansbrook back on track.

He noted that meetings of the County Commission are not scheduled conveniently for residents of Pinellas County, and also observed that unless the Commissioners are actively, and persistently pressured in public at those meetings, that our interests often become secondary when contrasted with those villages or communities who are officially represented, and who take every opportunity to speak, in public and on the record, on behalf of the key needs and projects of their sponsors.

Eric would like to have LMA hire a spokesperson, at a modest fee, perhaps \$150 or a bit more, for attendance at a meeting of up to four hours. Based upon the normal number of meetings of the County Commissioners, he estimates that an annual allocation of \$3,000 to \$5,000 would provide the public face, and public voice, which Lansbrook currently lacks.

After a brief discussion about defining the expenditure approval, and the specific compensation, the structure of a motion achieved consensus.

Motion: To approve the engagement of a professional representative for Lansbrook, to speak for Lansbrook objectives at meetings of the Pinellas County Commissioners, with approval of an expenditure of up to \$5,000 per year to be paid on the basis of \$200 per meeting attended.

Moved by - Jerry Hannon

Seconded by - Eric Honnold

Approved - 5 to 0

Motion: To approve the process to select an appropriate representative with the Directors serving as a Committee of the Whole.

Moved by - Eric Honnold

Seconded by - Ron Schultz

Approved - 5 to 0

Motion: To table discussion of an RFP for landscaping.

Moved by - Eric Honnold

Seconded by - Ron Schultz

Approved - 5 to 0

Motion: To table discussion of the Lansbrook maintenance shed.

Moved by - Eric Honnold

Seconded by - Bruce Insana

Approved - 5 to 0

Staff Compensation: Having completed a review of staff performance, Eric Honnold noted that the Board needed to approve the two raises contemplated.

Motion: To approve, effective April 1, 2016, a 4% increase in salary for Ed Anderson.

Moved by - Eric Honnold

Seconded by - Ron Schultz

Approved - 5 to 0

Motion: To approve, effective April 1, 2016, an increase to \$14.50 per hour in the hourly wage of Al ____? ____.

Moved by - Patty Hayes

Seconded by - Jerry Hannon

Approved - 5 to 0

Property Manager's Report: Rebecca Massaro advised that staff are finding breaks and/or leaks, almost on a daily basis, for Lansbrook's aging irrigation system. She also reported that the security cameras at Lansbrook Commons are now up & running. There are seven cameras in that system, and we have noticed fewer reportable incidents at this facility.

Decorations for National Holidays: Eric Honnold indicated that we will be looking at various types of Red, white, and Blue bunting, and other potential national theme decorations, for possible purchase to be displayed on Memorial day, Independence Day, Labor Day, and Veterans Day.

Motion: To adjourn at 8:54 PM.

Moved by - Eric Honnold

Seconded by - Ron Schultz

Approved - 5 to 0