

## **Approved Minutes**

### **Meeting of the LMA Board of Directors March 27th, 2017 at East Lake United Methodist Church**

The meeting was called to order at 7:03 PM by President Ron Schultz.

#### **Attendance:**

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

**Directors absent:** Tom Denham

**Others in attendance:** Rachel Mayer, Superintendent Ed Anderson, one representative from Pinellas County Department of Public Works, five representatives from East Lake Fire Department, and about 12 residents.

Because of the outside speakers, the President allowed those presentations before the regular order of business.

#### **County Updates the Sewer and Road Repairs at "Four Corners" Area:**

Jeremy Wahl, the Project Engineer for Pinellas County, gave an extensive presentation. The sewer mains beneath Lansbrook's roadways use old metal piping, and are buried 16 to 18 feet below the surface. Therefore, when repairs are needed the job is more extensive because of that depth, as well as the high water table.

In most places in this area it is only two feet below the surface, so cofferdams had to be constructed, and high volume water extraction pumps employed. This not only made the work easier, it was an OSHA requirement for the safety of the work crew.

The initial repair job was thought to be simpler, but the inspection revealed two significant holes, and during the work a County truck began to sink in the roadway, so the County indefinitely closed the road in front of Aylesford, and for a shorter time part of Lansbrook Parkway, until the sewer main repairs could be made and the roadway stabilized and later permanently repaired.

PVC pipes are now used, as the County found that sewer gasses were eating away at the old metal pipes. There was need to create about 700 feet of PVC replacement piping, and the County is able to lay about 40 feet "on a good day." During the repairs a sewer flow bypass was created to move the sewage to the transfer station. One step the County is taking is to move the sewer main up by several feet, to 13 feet below the road surface, to make any possible future

repairs a less problematic process. Despite the holes discovered, there was never any significant sewage loss of volume.

The County will repair, at the County's cost, any of the irrigation system damaged as well as any of the landscaping which their work will have destroyed. As for technique, the County will be filling in the old metal piping with grout. As for the remaining metal sewer pipes in Lansbrook, the County is planning to insert new liners in those pipes, and should be able to do so without the extensive work or disruption needed for these major repairs. The process of lining involves applying a resin, which then hardens and effectively replaces the metal piping which will surround the hardened resin piping.

### **East Lake Fire Department and Their New Water Rescue Boat:**

Tom Jamison, Chief of the East Lake Fire Department presented, with two Department officials and two Commissioners attending. Each year there is a need for a few rescues on Lake Tarpon and ELFD, until now, did not have a boat for that purpose. Therefore, either the PCSO or another Department with a rescue boat, would have to be called for any rescue, and that meant trailering in a boat, and then launching it onto Lake Tarpon; in one rescue, it took 40 minutes to get the arriving rescue boat into the water.

Because of the BP Settlement funds, ELFD received \$150,000 to purchase a rescue boat. Now, the Department needs a place to store that boat for quick launch in case of a needed rescue.

While ELFD explored with the County the possible use of John Chestnut County Park, there would have been no way to keep the boat in the water and ready for immediate use. They would have had to store it on a trailer, and then each time, hook up the trailer to a vehicle, and then have that driven to the boat ramp, and then launch the boat, and proceed with the rescue. Additionally, the Park is much further south on Lake Tarpon than ELFD would want, adding more time to the vast majority of rescues.

The Department was making a request of Lansbrook Master Association to be allowed to store their boat, in the water, at one of the boat slips at Lakefront Park. The Department would agree to provide a "hold harmless" agreement, and is willing to sign something appropriately protective of Lansbrook if provided by LMA Counsel.

Various questions, or comments, were posed by Directors and attending residents. One resident was concerned about possible siren noise for Department vehicles coming in to get to the boat for a rescue. The Chief noted the relative infrequency of Lake Tarpon rescue events, about three to six times per year. The resident asked about training, and the Chief noted that it would

likely be held monthly, but without the need for the same kind of noise; it could also be kept to weekends, and he felt other things could be done to mitigate such concerns. One resident asked where the boat would be, and how it could be protected, and the Chief said it would likely be at an end slip, and a fence could be built across the dock access for further protection; Ed Anderson added that there are two or three weather proof electric plugs along the dock.

The Chief described the boat, and showed pictures. It is 26 feet long, with an 8 foot beam, and it is an airboat using carbon fiber blades which makes it much less noisy than a traditional airboat.

ELFD is looking for a "soft approval", and is willing to agree to giving Lansbrook an option to cancel for any reason, if the situation is not deemed satisfactory at some point.

**Motion: To form a subcommittee of the Board to work with ELFD for consideration of issues such as removing LMA liability, creating an SOP, establishing a trial period, and providing LMA with the right to cancel without penalty.**

**Moved by - Patty Hayes**  
**Seconded by - Bruce Insana**  
**Approved - 6 to 0**

**Motion: To approve the Minutes of the 01/23/17 Regular Meeting.**

**Moved by - Jon Walek**  
**Seconded by - Bruce Insana**  
**Approved - 6 to 0**

**President's Report:**

Ron Schultz reported that he had met with County Commissioner Dave Eggers, and will meet with other County Commissioners, in an effort to promote Lansbrook interests. However, as the County continues to restrict reclaimed water usage, the source of Lansbrook's extensive irrigation system, we will have problems maintaining much of our current landscaping. Therefore, Lansbrook needs to look for alternatives to our water-dependent plants for landscaping. He also noted that cities like Clearwater and Dunedin have lobbyists promoting their city's interests constantly, while unincorporated Pinellas, of which Lansbrook is a part, does not.

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

Patty Hayes indicated that LMA has operating cash on hand equivalent to about 2.8 times our monthly operating budget, which is in line with our objectives. She also noted that our P&L timing accounts for normal variability, which is why we have a target range, and Patty added that our finances remain in good shape. We do need to approve the funding of LMA's 50% share of the costs of repairs to the Highgate berm.

**Motion: To approve LMA's \$7,350 share of the \$14,700 cost of repairs to the Highgate berm.**

**Moved by - Patty Hayes**  
**Seconded by - Bruce Insana**  
**Approved - 6 to 0**

### **NDRC Report:**

Ron Schultz indicated that the New Development Review Committee has approved, by a vote of 4 to 1, the concept proposal submitted to the NDRC by the new Sunset owner to build five single family houses on five separate parcels. These homes would be required to have a minimum size of 3,000 SF. The President noted that the Developer will be required to have Pinellas County approval for his plans. One resident noted that this apparently could result in garbage cans directly on Tarpon Lake Boulevard.

**Motion: To accept the NDRC's recommendation to approve a change in the Sunset parcel from three lots to five lots, stipulating that Pinellas County must approve the site plan.**

**Moved by - Ron Schultz**  
**Seconded by - Bruce Insana**  
**Approved - 6 to 0**

### **Maintenance Report:**

Ed Anderson reported that Lansbrook staff has been able to reprogram the irrigation computer so that it can irrigate on a split schedule. In response to one resident, who noted that he felt that maintenance "seems to be slipping", Ed advised that one of the maintenance staff works on irrigation full time, leaving just one worker, besides the superintendent, to do all other maintenance. We are presently short one worker because of a resignation. Patty Hayes noted that she has to provide our project plans to Reserve Advisors, and this will include: (a)

purchase of a Top Dresser cart in 2018; (b) repairs to light poles and fixtures at Lakefront Park; and (c) repairs to the boardwalks at Lakefront Park.

**Old Business:**

**Motion: To approve the expenditure of \$8,500 for a new cement pad for Pump Station #2, with funding to come from Reserves.**

**Moved by - Patty Hayes  
Seconded by - Bruce Insana  
Approved - 6 to 0**

**Motion: To adjourn at 8:50 PM.**

**Moved by - Patty Hayes  
Seconded by - Ron Schultz  
Approved - 6 to 0**