

Draft Minutes (REVISED, 7/22/16)

Meeting of the LMA Board of Directors June 1, 2016 at Eastlake Fire House

The meeting was called to order at 6:00 PM by President Eric Honnold

Attendance:

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

Directors absent: None

Others in attendance: Property Manager Robert Stone, Superintendent Ed Anderson, and about 16 residents

Motion: To approve the Minutes of the 03/21/16 meeting of the LMA Board

Moved by - Jerry Hannon

Seconded by - Ron Schultz

Approved - 5 to 0

President's Report:

Eric Honnold noted that the LMA Board had a vacancy due to the resignation of Mitch Aydlette, who had been elected last November. Eric noted that Jon Walek, who is the Chair of LMA's Architectural Review Committee, and a past VP of the Board of Lynnwood HOA, and moved to Juniper Bay and was recently elected to the Board of Juniper Bay HOA, is willing to serve as an LMA Director, and proposed Jon for election by the Board to fill the open position.

Motion: To elect Jon Walek, of Juniper Bay, to fill the Director position made vacant by the resignation of former Director Mitch Aydlette, of Devonshire.

Moved by - Eric Honnold

Seconded by - Bruce Insana

Approved - 5 to 0

Mr. Walek then took his place on the dais.

Mr. Honnold continued with his report, noting that the Property Manager and the Superintendent had walked LMA's entire East Lake Road berm and surveyed its condition. The expectation is that, at the next LMA Board meeting, they will present a plan for remediation of unsatisfactory conditions. To the question of one Aylesford resident about watering any new plantings, given past irrigation problems, Ed Anderson replied that staff will water by truck if necessary.

The next issue was the condition of the Highgate berm, where fertilizing by LMA personnel had killed part of the plantings on that berm. Mr. Honnold noted that since LMA staff had been responsible, LMA would replace the damaged plantings.

In the time dedicated by the President for Resident's Comments/Questions, the following was discussed:

One resident asked about the status of Sunset, and Ron Schultz mentioned that the new owner of that property is a professional developer who owns a number of significant properties in Pinellas County, including the **five** story building at the intersection of **McMullen Booth**/East Lake Road and East Lake Business Road. The new owner hopes to build a small number of upscale single family homes there, with price points between \$700,000 and \$1,000,000.

Another resident, whose home is very close to Lakefront Park, said that a number of kids are going through the access gates by passing the numerical code to one another. The Superintendent indicated that there is more than one code to those gates; for example, there is a code only known to emergency service vehicles, and there are individual codes assigned to renters (and disabled at the end of the rental period).

Continuing with his report, Eric Honnold mentioned that Lansbrook is down to one permitted day a week for irrigation by reclaimed water, and observed that sources in the County are indicating that it could get even worse. Accordingly, he has tasked the Superintendent to create a master plan for landscaping that is less dependent upon frequent irrigation.

Another resident noted that Lansbrook Parkway, from East Lake Road to the four-way Stop, is in serious need of repair, and Eric advised that (like all roads in Lansbrook, except for those in President's Landing) it is a County Road and Pinellas County is responsible for road maintenance. While we have succeeded in getting some County attention to repairs of hazardous sidewalk conditions, LMA has been advised by the area representative on the County Commission, Dave Eggers, that "(he is) only one of seven Commissioners" expressing some frustration of his own. Jerry Hannon asked about the status of a professional representative for Lansbrook, to speak at all County Commission meetings. Mr. Honnold said that while the Board has approved the position and compensation level, we are still looking for the right person to fill that job.

A resident, who works for Duke Energy, stated that Duke is working with communities interested in converting their street lights to LED lighting, and that Fallbrook has already inquired about this, and it is also possible that Fallbrook might even be able to get underground wiring, at no cost, to provide an LED lighted pathway between Fallbrook and Northfield. Eric asked the resident to

provide any available information to our Property Manager, Robert Stone. While there would be no cost to an HOA to convert to LED's for their street lighting, any suggestion that there would not be any lowering of Duke's electricity bills is not consistent with what Robinwood has been told, according to Patty Hayes.

Treasurer's Report:

Patty Hayes indicated that LMA has operating cash on hand equivalent to about 2.5 times our monthly operating budget, and that is precisely what is intended. Our reserves have declined a bit, by \$46,000, since the Transportation Reserve paid for the new vehicles for the maintenance staff. The \$51,000 cost has already been reduced by receipt of \$5,000 for the sale of old equipment, and we have just gotten another \$5,000 check for sale of other old equipment; this payment will be reflected in next month's statement. Our spending level to date is under budget by \$32,000, but that is only because of the timing of certain types of expenditures during the normal course of business.

Secretary's Report:

Jerry Hannon noted that the new website's Contact links, for the Board, and various Officers, and the Superintendent, are not working as expected due to "glitches" in the software, and our vendor, Kaze Media, is working to resolve those problems.

Campus Improvement Committee:

Eric noted that the next meeting of CIC needs to be scheduled, and advised Robert Stone to check the records of Rebecca Massaro (previous Property Manager) for the names and contact points of the CIC members.

New Property Manager:

Eric introduced Robert Stone to the Board and to residents in the audience, noting that he has been here for nearly four weeks. The previous Property Manager moved to Nashville. Mr. Stone gave a quick synopsis of his background, which includes service in the military, service as a fire fighter in the US National Forests, time working at Pinellas County Code Enforcement, and time as a Property Manager.

Old Business:

Eric noted that the bids for landscaping, generated by the revised RFP sent out by Lansbrook, resulted in some material differences once everyone was using the same basis of comparison. After the first RFP, it appeared that the quotes given by the companies responding had used varying bases for the bid, and were therefore not comparable for evaluation. After the more defined RFP, one company (Williamson) dropped out of the bidding. Of the other companies bidding, their proposals were reviewed by First Service Residential, and then the President and Treasurer. The evaluation indicated that one company had very mixed reviews (BBM). Another company (Davey Tree) was not only pricey but we received a bad review from one community for whom they had worked. That left two companies, our current contractor Valley Crest, and Luke Brothers. Both had similar reviews, and the Valley Crest bid was about 25% lower than that of Luke Brothers. As for the problems that we had been having with Valley Crest in 2015 and early 2016, Eric reported that Ed Anderson has been successful in getting Valley Crest's quality of service to improve to now-acceptable levels. Also, Valley Crest is willing to lock in their \$174,000 price for a three year contract, and they have committed to dedicate a five person crew to be on site in Lansbrook, five days a week. Patty Hayes added that she agrees with Ed Anderson, that Valley Crest is now performing much better.

Motion: To approve the bid by Valley Crest for landscaping services for areas in Lansbrook which are the responsibility of LMA.

Moved by - Jerry Hannon
Seconded by - Jon Walek
Approved - 6 to 0

New Business:

Patty Hayes reported that the last Reserve Study for Lansbrook was done in 2014. She noted that in a Reserve Study, a third-party professional looks at all of the fixed assets of Lansbrook, and determines what LMA should be doing in terms of funding its various Reserves. Among their calculations would be a determination of the remaining useful life of those fixed assets, and a determination of their expected replacement costs at the end of their useful life. That then is the basis for their advice on whether, and how, to change the funding of each reserve category. Such a complete Reserve Study should be done every three to five years, and the company then performs an annual update which is much less extensive. Patty noted that three companies, all professional firms providing this service, have made bids for the Lansbrook Reserve Study: (a) Florida Reserve, \$3,600; (b) Reserve Advisors, \$3,600; and, (c) GAB Robbins, \$1,990. The Treasurer further noted that GAB Robbins is the firm which LMA has been using, but she added that we get less from them than we need, and she is not satisfied with them. She further added that of the other two, each with the same bid, the firm of Reserve Advisors has significant clients near

Lansbrook (Ridgemoor, and Cobbs Landing, and others) and seems better suited for Lansbrook. Patty noted that Lansbrook has six categories of Statutory Reserves and there is a self-correct mechanism done each year to adjust Reserve funding. Additionally, the Board cannot simply switch money between each Reserve category, but with a membership vote it could move funds from one category to another.

Motion: To accept the bid from Reserve Advisors, and to appoint them to perform the Reserve Study for Lansbrook.

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

Motion: To adjourn at 7:14 PM.

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

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