



Approved Minutes
Board of Directors' Meeting
July 24, 2017 at 7:00 p.m.

East Lake Tarpon Special Fire
1555 Windmill Point Rd Palm Harbor, FL 34685

The Lansbrook Master Association Board of Directors meeting was called to order at 7:03 p.m. on July 24, 2017. Present from the Board were, Mr. Ron Schultz, Mr. Tom Denham, Mr. John Walek and Mr. Bruce Insana. Present from FirstService were, Regional Director Rachel Mayer and Maintenance Superintendent Ed Anderson.

Establish Quorum: With four Board members present, a quorum was established

Meeting Minutes: Mr. Tom Denham made a motion to accept the minutes from the previous Board meeting as presented. Mr. John Walek seconded the motion; motion passed unanimously.

Presidents Report: Mr. Ron Schultz reported community website is running slow and Nina will handle getting it up to speed and notifying the residents. Kids have been vandalizing the Lake Front Park and restrooms, if you see any suspicious behaviors residents should contact non-emergency police. Pinellas County has an APP that you can download, Click it, & Fix it; this can be used to report repairs to sidewalks, streets and other county property in need of repairs. Share with your neighbors.

Campus Committee Report- Chair Mr. John Walek discussed the goals of the committee, long-term landscaping plans with Florida Friendly materials, future irrigation, restrooms, and the playgrounds. Committee needs to put plans together and present to the Board for their review and consideration.

Maintenance and Management Reports- Mark as read.

Member Comments: Six members were present at the meeting.

Old Business:

- Discussions held; Board requested a rendering, Brightview proposal for front entrance center island enhancements was tabled until next meeting
- Replacing playground equipment at Commons Park was tabled until next meeting.
- Restroom renovations at both parks were tabled until next meeting.
- Lake Front Board Walk proposal was tabled until next meeting

Commons Park Volleyball court- Board declined to move forward at this time, discussions held.

2018 Budget Review- Board discussed, need to schedule a Budget Workshop meeting to further discuss the budget with the treasurer included, date to be determined.

Marketable Record Titles to Real Property Act (MRTA): Mr. Tom Denham made a motion to approve Becker and Poliakoff Attorney proposal and to handle Lansbrook Master MRTA procedures; this is to preserve the Covenants. Bruce Insana seconded the motion; motion passes passed unanimously

Security Cameras at Lake Front Park: Discussion held, will need more information and Ed Anderson will obtain proposal for the Board.

Meeting Adjourn:

Mr. John Walek made a motion to adjourn the meeting at 8:16 p.m. Mr. Tom Denham seconded the motion. Motion passed unanimously.

Respectfully submitted,
On the behalf of the Secretary
Lansbrook Master Association

DRAFT