

Approved Minutes  
Board of Directors' Meeting  
October 2, 2017 at 7:00 p.m.

East Lake Tarpon Special Fire Control District  
3375 Tarpon Lake Blvd Palm Harbor, FL 34685

The Lansbrook Master Association Board of Directors meeting was called to order at 7:00 p.m. on October 2, 2017. Present from the Board were: Mr. Ron Schultz, Ms. Patty Hayes, Mr. John Walek and Bruce Insana. Mr. Tom Denham joined at 7:04p.m. Other attendees included Rachel Mayer and Ed Anderson of First Services Residential and seven members of the Association.

**Proof of Notice:** Meeting was properly noticed in accordance with Florida State Statute 720.

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

**Meeting Minutes:** Mr. Bruce Insana made a motion to accept the minutes of the July 24, 2017 Board of Directors' meeting. Mr. Tom Denham seconded the motion. The motion passed unanimously.

**President's Report:** Mr. Ron Schultz reported that break-ins continue to be a problem within the community and there is concern that professional groups are targeting the area. We will need to discuss steps we might take as a community to deter burglars.

**Treasurer's Report:** Ms. Hayes reviewed the current financial condition of the LMA stating that:

The operating cash available at August 31, 2017 is approximately \$237,000 or 3.4 months of operating expenses. This exceeds the targeted range of 2.5 – 2.8 months primarily due to timing of expenditures

Expenses are \$65,000 under budget

Reserve Cash On Hand - \$294,000

Ms. Hayes reviewed the forecasted full year results showing:

Expenses to end on budget

Available Operating Cash expected to approximate \$172,000 or about 2.5 months of operating expenses

Reserve cash on hand is expected to be \$212,000.

The projects reflected in the forecast for the remainder of the year are as follows:

Restroom renovation at both parks

Replace playground equipment at Commons Park

Plantings on Aylesford berm

Mulching

Palm and hardwood trimming

Seed soccer field

Enhance front entrance landscaping

Repair pesticide storage facility

Replace john boat

Sod repair if sod is available

Non-storm related removal of dead hardwoods and pines

Storm related debris and tree trimming and tree removal

Add surveillance to Lakefront Park

Repair/replace maintenance shed roof

The following motions were made in support of these projects:

1. Ms. Hayes made a motion to authorize the expenditure of up to \$38,000 to replace the play structure and riding toys in Commons Park with the play structure and riding toys by Playtopia, repaint the existing exercise equipment, and if budget remains add two new adult swings to the swing set. Mr. Denham seconded the motion. The motion passed unanimously.
2. Ms. Hayes made a motion to authorize expenditures up to \$9,600 for trimming and removal of palm trees and removal of dead palm and pine trees. Mr. John Walek seconded the motion. The motion passed unanimously.
3. Ms. Hayes made a motion to authorize expenditures up to \$3,800 for the repair and repainting of the restricted pesticide storage facility. Mr. John Walek seconded the motion. The motion passed unanimously.

4. Ms. Hayes made a motion to authorize the expenditure of up to \$3,000 for the purchase of a replacement johnboat. Mr. Tom Denham seconded the motion. The motion passed unanimously.

Ms. Hayes discussed the 2018 budget stating:

The assessments will be kept at the current level.

Operating cash for contingencies will be maintained at 2.5 – 2.8 months operating expenses

Budget provides for full funding of reserves

Ms. Hayes made a motion to adopt the budget as presented. Mr. Tom Denham seconded the motion. The motion passed unanimously.

Ms. Hayes discussed that two of the 2018 projects that will be covered by the LMA Reserves needed approval now in order to line up the contractors to do the work. This included the replacement of the Lakefront Park boardwalk deck, stringers and railings along with any structural repairs that might be needed and Phase 1 of the replacement of the walking paths in Lakefront Park.

Ms. Hayes made a motion to authorize the expenditure of up to \$50,000 for the replacement of the Lakefront Park boardwalk deck, stringers and railings along with any structural repairs that might be needed. Mr. Bruce Insana seconded the motion. The motion passed unanimously.

Ms. Hayes made a motion to authorize the expenditure of up to \$27,000 for Phase 1 of the replacement of the walking paths in Lakefront Park. Mr. Tom Denham seconded the motion. The motion passed unanimously.

Ms. Hayes also made a motion to engage Bashor & Legendre for the LMA's 2017 audit and tax return preparation for \$5,450. Mr. Bruce Insana seconded the motion. The motion passed unanimously.

The following items were deferred until the next meeting:

Front Entrance Center Island Enhancements not to exceed 20K

Security camera at Lakefront Park

2016 Audit

Mr. Tom Denham made a motion to adjourn the meeting. Mr. Bruce Insana seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:47 P.M.

