



**New Development Review Committee**

**Meeting Minutes \*\*\*\*\*DRAFT\*\*\*\*\***

Teleconference Meeting via Zoom

Meeting ID 962 8738 2306 Passcode 71420

The Lansbrook Master Association New Development Review Committee Meeting was called to order at 6:00 p.m. on July 14, 2020. Present from the committee were, Mr. David Pollack, Ms. Sharon Bressen, Mr. Robert Anderson, Mr. Bruce Insana Absent: Mr. Peter Lucadano. Present from FirstService Residential, Community Manager, Susan Dowswell 16 Lansbrook member login/participation requests.

**Establish Quorum:** A quorum was established with four committee members present.

**Meeting Minutes:** Mr. David Pollack moved to waive the reading and approve October 4, 2019 NDRC Meeting Minutes as distributed. Second by: Mr. Bruce Insana; motion passed unanimously.

**New Business:**

Mr. David Pollack welcomed Mr. Mark Maconi, builder and Mr. Farhod Nikjeh, developer of Sunset at Lansbrook to the meeting. Mr. Maconi presented slides of the property layout, decorative fencing, columns with mailboxes and Mediterranean style spec home.

Following the presentation, the NDRC asked several questions clarifying the designs, mailbox and trashcan placements. The committee agreed that all mailboxes must be located within the fence columns on Sunset maintained property. No permanent or temporary structure will be permitted to be placed between the sidewalks and curb. The committee also clarified trash containers must remain on the homeowner side of the walkway with the service provider walking up to the fence area of the driveway to retrieve the container(s) on trash pick-up days.

The Declaration of Inclusion and Covenants and Restrictions for Sunset at Lansbrook will be amended to reflect the mailbox placement and trash service protocol.

The NDRC received questions and comments from 2 audience members: 1) amendment of the CCR's to include 5 lots 2) request for Lansbrook Master Association to purchase the property from the Developer.

**Design Concept for Lot 3 Spec Home:** Mr. David Pollack moved that the NDRC forward the proposed Sunset Development spec home, slide #7 to the Lansbrook Master Association Board with our recommendation that the design concept be approved for building on Lot #3. Second by: Ms. Sharon Bressen. Motion passed unanimously.

**Decorative fencing, stone columns, mailbox placement:** Mr. David Pollack moved that the NDRC forward the proposed Sunset Development slide #1 rendering of the decorative fencing and stone columns with mailbox inserts be located on Sunset maintained property to the Lansbrook Master Association Board with our recommendation that it be approved. Second by: Mr. Bruce Insana. Motion passed unanimously.

**Sunset at Lansbrook Sign Rendering:** Ms. Sharon Bressen moved to require a rendering of a community sign identifying Sunset property to be located on Sunset maintained property at the corner of Lansbrook Parkway and Lake Tarpon Boulevard. Second by: Mr. Robert Anderson. Motion passed unanimously.

**Meeting Adjourn:**

Mr. David Pollack moved to adjourn the meeting at 6:45 p.m. Second by: Mr. Bruce Insana. Motion passed unanimously.

**Respectfully submitted,**

Susan Dowswell LCAM, CMCA

On the behalf of the NDRC

Approved by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_