

Draft Minutes
Board of Directors' Meeting
November 3, 2017 at 9:00 a.m.

Maintenance Shop
5025 High Point Dr.
Palm Harbor, FL 34685

The Lansbrook Master Association Board of Directors meeting was called to order at 9:01 a.m. on November 3, 2017. Present from the Board were, Mr. Ron Schultz, Ms. Patty Hayes, 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: A quorum was established with five Board members present.

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

Presidents Report: N/A

Treasurers Report: N/A

Maintenance and Management Reports- Mark as read.

Member Comments: None present

Old Business:

Brightview: Patty Hayes made a motion to ratify irrigation repairs at Lake Front Park for \$5,900.00. Discussion, this repair is at the ductal Iron T it's a slip fix and has had three failures. Discussion, on operation or reserve expense. Reserves expense, John Walek seconded the motion; motion passed unanimously.

Pine Tree Removal Proposals: Ms. Patty Hayes made a motion not to exceed \$13,775.00 and to accept NatureCoast Landscape Service proposal to remove 72 dead or fallen pine trees. Mr. Bruce Insana seconded the motion; motion passed unanimously.

Security Cameras at Lake Front Park: Ms. Patty Hayes made a motion to approve ADT proposal for \$4,455.06 to install security cameras and sign the monthly service contract. Mr. Bruce Insana seconded the motion; motion passed unanimously.

Maintenance Shop Roof Proposals: Ms. Patty Hayes made a motion to approve the proposal for a Array's Roofing, at a not to exceed \$23,000.00 to be paid out of the reserves. Mr. Tom Denham seconded the motion. Motion passed unanimously.

Restroom Renovations: Ms. Patty Hayes made a motion to approve the renovations of the Commons and Lake Front park restrooms, not to exceed 30,000.00, to be paid from the reserves. Mr. Bruce Insana seconded the motion; motion passed unanimously

Patty Hayes motioned to appoint Director Tom Denham to the open Secretary seat. Bruce Insana Seconded the motion; motion passed unanimously

Meeting Adjourn:

Mr. Tom Denham made a motion to adjourn the meeting at 10:15 a.m. Ms. Patty Hayes seconded the motion. Motion passed unanimously.

Respectfully submitted,

On the behalf of the Secretary
Lansbrook Master Association