



Board of Directors' Meeting  
January 27, 2020 at 6:00 p.m.

East Lake Fire/Rescue Training Room  
3375 Tarpon Lake Blvd  
Palm Harbor, FL 34685

The Lansbrook Master Association Board of Directors meeting was called to order at 6:01 p.m. on January 27, 2020. Present from the Board were, Mr. James Donnelly, Ms. Diane Ball, Mr. Robert Anderson and Mr. Bruce Insana. Present from FirstService Residential, Regional Director, Rachel Mayer.

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

**Meeting Minutes:** Mr. Bruce Insana made a motion to accept the minutes from the 9/23/2019 Board Meeting as presented. Mr. Robert Anderson seconded the motion; motion passed unanimously.

Mr. Bruce Insana made a motion to accept the minutes from the 11/18/2019 Board Meeting as presented. Mrs. Diane Ball seconded the motion; motion passed unanimously.

**Presidents Report:** Mr. James Donnelly reiterated housekeeping rules of the Fire Rescue. He announced the resignation of Mr. Tom Denham from the Lansbrook Board of Directors and NDRC as of October 10, 2019 and thanked him for his service to the community. Members were notified that a FirstService Residential employee is no longer employed in the community and a replacement is underway. Lastly, Mr. Donnelly discussed the 2019 Annual Membership Meeting which was not well represented by the Lansbrook Delegates in person or by proxy. Delegate participation is necessary to obtain quorum for holding the Annual meeting and to conduct the business at the Annual Meeting.

**Treasurers Report:** Mrs. Diane Ball was introduced as Treasurer.

**Unfinished Business:** N/A

**New Business:**

**Ratify Management Contract:** Mr. James Donnelly made a motion to ratify the one-year FirstService Residential management contract from November 1, 2019. Mr. Bruce Insana seconded the motion; motion passed unanimously.

**Management Contract Addendum:** Mr. James Donnelly made a motion to accept the one-year addendum to the FirstService Residential management contract, beginning 3/1/2020. Robert Anderson seconded the motion. Discussions: FT LCAM, duties, benefits and the savings that the addendum would have over the year. Vendor and staff oversight by LCAM, motion passed unanimously.

**Appointment of New Attorney:** Mr. James Donnelly made a motion to appoint Bennett L Rabin of Rabin Parker and Gurley as the association's new attorney. Mr. Bruce Insana seconded the motion; motion passed unanimously.

**2020 Committee Appointments:**

1. **NDRC:** Mr. James Donnelly made a motion to appoint Rob Anderson, James Donnelly, Bruce Insana, Charles McManaway and Sharon Bressen to the NDRC. Mr. Bruce Insana seconded the motion; motion passed unanimously.
2. **ARC:** Mr. James Donnelly made a motion to appoint Rob Anderson James Donnelly and Bruce Insana as chair to the ARC. Mr. Bruce Insana seconded the motion; motion passed unanimously.

**Entrance Irrigation:** Mr. James Donnelly made a motion to accept the irrigation repair at front entrance for \$4,983.30. Rob Anderson seconded the motion; motion passed unanimously.

**Meeting Adjourn:**

Mr. James Donnelly made a motion to adjourn the meeting at 6:46 p.m. Mr. Bruce Insana seconded the motion. Motion passed unanimously.

**Respectfully submitted,**

Rachel Mayer LCAM

On the behalf of the Lansbrook Master Association Secretary

Approved:

By: James Donnelly President Date: 6/24/20