



**Lansbrook Master Association, Inc.  
Membership Meeting Minutes**

**East Lake Community Library  
4125 East Lake Road South, Palm Harbor, FL 34585  
November 25, 2019**

The Lansbrook Master Association, Inc. ("LMA") Membership Meeting was called to order by James Donnelly, LMA President at 6:02PM. Also attending from the Board were: Bruce Insana, Robert Anderson, Scott Tillesen, and Kevin Drielts. Other attendees included Susan Dowswell and Rachel Mayer of FirstService Residential, 11 delegates and 21 homeowners.

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

**Establish a Quorum:** Delegates representing 1048 members were present in person or by proxy. A quorum was established.

**Meeting Minutes:** Rodger Johnson moved to accept the minutes from the previous annual meeting held November 26, 2018, as presented. Second by David Pollack. Motion unanimously passed.

**Reports:** President James Donnelly submitted a report highlighting the past years' accomplishments throughout Lansbrook and Treasurer Scott Tillesen reported on the Master Association's strong financial position.

**New Business:**

**Election of Directors:** there are 3 open director positions for a two year term. The delegates nominated two candidates to serve on the Lansbrook Master Association Board for the open terms. Devonshire Delegate David Pollack nominated Mr. Kevin Drielts and Ellinwood Delegate, Jacob Plaza nominated Ms. Diane Ball. With no other nominations made from delegates present, or submitted prior to the Annual Meeting, Mr. Drielts and Ms. Ball were appointed by acclamation.

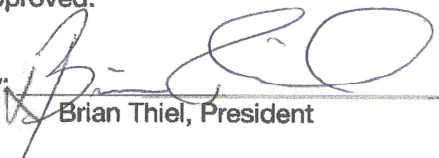
**Rollover of excess funds:** Approval to apply surplus funds, if any, from 2019 to the 2020 calendar year budget was unanimously approved by proxy vote of the delegates.

**Member Comments:** The entrance sign, speeding, ARC disapproval for the Juniper Bay monument, the Sunset property, water pressure in common areas, use of roundup along pond banks, the management contract, and crossing ramps by Commons Park were concerns brought before the membership and Board for future consideration.

**MOTION:** A motion was made by Jacob Plaza and seconded by Jay Combos to adjourn the meeting at 6:42 PM. The motion passed unanimously.

*Respectfully submitted,*  
Scott Tillesen  
Secretary  
Lansbrook Master Association, Inc.

Approved:

By:   
Brian Thiel, President

Date: 11/24/2020