



**Lansbrook Master Association, Inc.
Board of Directors Meeting
Held in virtual / telephonic format via internet based Zoom tool**

August 31, 2020

The Lansbrook Master Association, Inc. ("LMA") Board of Directors meeting was called to order by Brian Thiel at 7:01PM.

Attending the meeting were Board members Brian Thiel, Jennifer Martinez, Ken Kunsman, Ron Schultz, Todd Christofferson, and Scott Tillesen. Attending from FirstService Residential were Susan Dowswell and Rachel Mayer. About 25 residents were also in attendance.

Susan Dowswell advised that Proof of Notice of the meeting was properly provided.

MOTION: A motion was made by Ken Kunsman and seconded by Brian Thiel to waive a reading and accept the minutes as presented for the August 24, 2020, regular Board of Directors meeting. The motion passed unanimously.

Brian Thiel introduced invited guests Farhod Nikjeh and Mark Maconi of F&M Development, the developers of the Sunset neighborhood of Lansbrook. The guests provided an overview of the five home development and plans to construct the first home on Lot #3. Dave Pollack a member of the LMA New Development Review Committee ("NDRC") advised that the NDRC, at their July 14, 2020, meeting, had approved (1) the design concept for a house to be built on Lot #3, (2) approved a rendering of decorative fencing and stone columns with mailbox inserts, (3) and approved a rendering of a Sunset neighborhood sign to be located on the corner of Lansbrook Parkway and Lake Tarpon Blvd. Farhod Nikjeh advised that a garbage collection company they contacted would provide walk up service in order to avoid having garbage set out at the streets. **MOTION:** A motion was made by Ron Schultz and seconded by Ken Kunsman to accept the three recommendations of the NDRC with the added provision to have trash cans stored behind the fencing out of sight. The motion passed unanimously.

Susan Dowswell advised that the LMA should appoint two members of the Board of Directors to have check signing authorization. **MOTION:** A motion was made by Ken Kunsman and seconded by Ron Schultz to authorize the LMA President (Brian Thiel) and Treasurer (Todd Christofferson) to be signers of checks on behalf of the LMA and to execute the appropriate bank documents. The motion passed unanimously.

Susan Dowswell advised that the LMA should authorize two members of the Board of Directors to be approvers in the Avid accounts payable system used by FirstService. **MOTION:** A motion was made by Scott Tillesen and seconded by Ken Kunsman to authorize the LMA President (Brian Thiel) and Treasurer (Todd Christofferson) to be authorized to approve requests for accounts payable disbursement in the Avid system. There was an added understanding that routine expenditures made via Automated Clearing House ("ACH") payments would not require Avid approval by the LMA Directors who are being authorized for Avid approvals. The motion passed unanimously.

MOTION: A motion was made by Brian Thiel and seconded by Ron Schultz to appoint Robinwood resident Thomas (Tom) Lango to the LMA Board. The motion passed unanimously.

MOTION: A motion was made by Jennifer Martinez and seconded by Ken Kunsman to appoint the following people to the LMA NDRC: Ron Schultz, Jennifer Martinez, David Pollack, Michael Perenich, Suzanne Seen. An additional provision was made to have David Pollack serve as the Chair of the committee. The motion passed unanimously.

MOTION: A motion was made by Jennifer Martinez and seconded by Ron Schultz to appoint the following people to the LMA Architectural Review Committee ("ARC"): Ron Shultz, Jennifer Martinez, Michael Perenich, Suzanne Seen, and Robert (Rob) Anderson. The motion passed unanimously.

MOTION: A motion was made by Brian Thiel and seconded by Jennifer Martinez to distribute the five digit key codes for access to Lakefront Park, lower the price of the key cards from \$20 to \$5, and that we open the gates for the East Lake High School ("ELHS") Prom, ELHS Homecoming, and ELHS Graduation. Following discussion, Brian Thiel amended the motion to not address the key codes, to set the price of key cards at \$10.00, and to open the gates for the events described in the original motion. The amended motion was seconded by Jennifer Martinez. The motion passed with all Directors voting Yes except for Ken Kunsman and Tom Lango who abstained.

MOTION: A motion was made by Ken Kunsman and seconded by Ron Schultz to accept the minutes as presented for the August 24, 2020, Executive Session Board of Directors meeting. The motion passed with all Directors voting Yes except for newly appointed Director Tom Lango who abstained.

Ken Kunsman advised that he has reached out to the Presidents of the neighborhoods about getting together to discuss items of mutual interest. Ken was pleased with the response.

The next meeting of the Board of Directors will be held on September 28, 2020 at 7:00PM.

MOTION: A motion was made by Jen Martinez and seconded by Scott Tillesen at approximately 8:15 PM to adjourn the meeting. The motion passed unanimously.

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

Approved:

By: 
Brian Thiel, President

Date: 9/28/2020