



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, July 25, 2022, at 7:00 P.M.

Via Zoom Meeting (Meeting ID 307 337 0525/Passcode 388432)

Board Members Present: Ron Schultz - Vice President
Scott Tillesen - Director
Tom Lango - Treasurer
Brian Thiel - President
Ken Kunsman – Director
Todd Christofferson - Director

Board Members Absent: Rosalia Gianola - Secretary

Also, Present: Brandon Romine, LCAM, Property Manager, Castle Group
Ed Anderson, Director of Campus Services
Owners, approximately 18

Call to Order. Brian Thiel, President, called the meeting to order at 7:03 pm.

Proof of Notice. Brian Thiel confirmed with Ed Anderson that the signs were posted in the community on Friday, July 22, 2022, in advance of the meeting to meet the 48-hour notice requirement.

Certification of a Quorum. A quorum was established with six of the seven directors present.

Approve Minutes from Previous Meeting: A motion was made by Scott Tillesen, and seconded by Brian Thiel, to approve the Board Meeting Minutes from June 27, 2022. The motion was unanimously approved.

Treasurer's Report. Tom Lango reviewed June financials and noted the association has a healthy balance sheet with \$638,487 total funds in Operating and Reserve cash.

Director of Campus Services' Report. Ed Anderson noted that he has coordinated with Brightview to prune the palm trees in the community totaling \$10,630. Ed also spoke with vendor to remove dead, dying or problematic trees totaling \$7,000. He also met with a representative from Toro for regarding a repair or replacement plan including electronic zones and shutoff valves.

President's Report. Brian Thiel waived his president report for this month.

Resident Comments. Dan Carriogia – Mentioned the possible vandalism of the memorial tree. Brian Thiel advised that its unlikely that vandalism is taking place as the tree is not healthy.



Jennifer Chenoweth – Wanted an update regarding the sand at the commons park playground and recommended a possible sand exchange as there are ants and debris within the sand that is preventing her to take her children to the park. Brian Thiel addressed the issue and discussed a proposal with the board later in the meeting to replace the sand with a rubberized surface.

New Business.

Brightview Tree Removal – On a motion made by Ken Kunsman seconded by Ron Schultz all were in favor to authorize Ed to proceed with tree removal not to exceed \$17,000

On a motion made by Tom Lango and seconded by Ron Shultz all were in favor to proceed with Palm Tree pruning not to exceed \$11,000.

Seasonal Color (Red Tree) – On a motion made by Brian Thiel seconded by Todd Christofferson the board approved to increase seasonal color to \$3400 and use Red Tree services this was a majority vote with Ken Kunsman voting Nay

Social Committee – This item was tabled until next month's meeting

Brightview Management Contract – On a motion made by Brian Thiel and seconded by Scott Tillesen all were in favor to renew the Brightview Landscape Management Contract on a two-year term with a 3% annual increase in the 1st year and the 2nd year

Lansbrook Common Sand – On a motion made by Brian Thiel and seconded by Todd Christofferson the board approved to spend roughly \$80,000 to install rubberize surface to cover 2/3 of the Lansbrook commons playground. This was a majority vote with Tom Lango voting Nay.

Landscaping Contracts – On a motion made by Tom Lango and seconded by Ron Schultz all were in favor to approve Brightview to install annual pine straw not to exceed \$18,000

On a motion made by Brian Thiel and seconded by Scott Tillesen all were in favor to approve Brightview to install Plantings at the Blue monument not to exceed \$1,733

On a motion made by Brian Thiel and seconded by Todd Christofferson all were in favor to approve Brightview to lay pine straw at the circle of Lansbrook Lakefront Park.

On a motion made by Brian Thiel and seconded by Todd Christofferson all were in favor to approve "Get it Clean Tampa Bay" to power wash not to exceed \$6,850.

Adjournment. With no further business, Ron Schultz made a motion to adjourn the meeting at 8:50 p.m. Brian Thiel seconded the motion, and the meeting was adjourned.



Respectfully Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved: Brian Thiel 11/7/2022
Brian Thiel, President Date
Lansbrook Master Association Inc.