



## LANSBROOK MASTER ASSOCIATION, INC.

### Board Meeting Minutes

Monday, February 27, 2023, at 7:00PM

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

**Call to Order** – The Lansbrook Master Association Inc. (“LMA”) Board Meeting was called to order by President Thiel at 7:01 pm. Board members Brian Thiel, Ron Schultz, Adam Garff, Tom Lango, Ken Kunsman and Scott Tillesen were present.

Also in attendance were Brandon Romine, LCAM and Sherilyn Craig Regional Director with Castle Group, Ed Anderson, Director of Campus Services and approximately 11 residents.

President Thiel confirmed the signs were posted throughout the campus 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.

#### **Approval of Meeting Minutes (January 23<sup>rd</sup>, 2023) -**

**MOTION:** A motion was made by Treasurer Lango and seconded by Director Tillesen to approve the Board Meeting Minutes from January 27th, 2023. The motion passed unanimously.

#### **Treasurer Report –**

**MOTION:** A motion was made by Director Kunsman and seconded by Secretary Garff to accept the Treasurer’s Report as Treasurer Lango presented. The motion passed unanimously.

#### **Director of Campus Services’ Report –**

Ed Anderson reported the fountain grass has been trimmed throughout the campus and that sod has been installed at the blue wall as well as the Berisford and Fallbrook median and also at the second Fallbrook entrance. The electric at Lakefront Park has been repaired and inspected, waiting for Duke to restore service. Commons Park Soccer field will be closed for 3 days for aeration. Ed reported that SWFMD has advised that Lansbrook is roughly 54 million gallons over on water usage. Ed is working with Citrus 7 to have the controllers recalibrated to lower the usage number to SWFMD.



**President's Report –**

President Thiel did not have a presidents update this month.

**Resident Comments –**

There were no resident comments this month.

**New Business:**

President Thiel presented a few different landscape projects for board discussion.

**MOTION:** A motion was made by President Thiel and seconded by Vice President Schultz to approve the spending of \$17,760.00 for various landscape improvement projects throughout the Campus. The approved projects consisted of the following North Berm Christmas Tree House, North Berm Berisford House, South Berm Philodendron, South Berm Red Fountain Grass, Flax Lilies at the elevated Picnic Table in Lakefront Park, Sod Replacement and Lansbrook Commons Philodendrons. The motion passed unanimously.

**MOTION:** A motion was made by President Thiel and seconded by Vice President Schultz to proceed with Speedy Pete's pressure washing proposal to clean all structures, playground equipment and concrete surfaces and walk paths at Lakefront Park. Total cost for the project is \$3,800.00. The motion passed unanimously.

**MOTION:** A motion was made by Vice President Schultz and seconded by Director Kunsman to approve to install a Pickleball fence not to exceed \$4,000.00 this expense will be taken from reserves. The motion passed unanimously.

**Other New Business-**

**MOTION:** A motion was made by President Thiel and seconded by Director Kunsman to approve adding the electric box repairs to reserves. The motion passed unanimously.

**Adjournment –**

**MOTION:** A motion was made at 8:10pm by Treasurer Lango and seconded by Vice President Schultz to adjourn the meeting. The motion passed by acclamation, and the meeting was adjourned.

Submitted,

Brandon Romine, LCAM  
Castle Management, LLC

Approved:  3/30/23  
Brian Thiel, President Date  
Lansbrook Master Association Inc.