



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

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

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, Adam Garff, Todd Christofferson, and Scott Tillesen were present. Director Kunsman was not present.

At the start of the meeting Vice President Schultz and Treasurer Lango were not present.

Also in attendance were Brandon Romine, LCAM, Reina Bravo LCAM, Sherilyn Craig Regional Director with Castle Group, Ed Anderson, Director of Campus Services, and approximately 13 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 four of the seven directors present.

Approval of Meeting Minutes (February 27, 2023) -

MOTION: A motion was made by Secretary Garff and seconded by Director Tillesen to approve the Board Meeting Minutes from February 27th, 2023. The motion passed unanimously.

MOTION: A motion was made by Director Christofferson and seconded by Secretary Garff to approve the February 27th, 2023, Executive Meeting Minutes. The motion passed unanimously.

Vice President Schultz and Treasurer Lango joined the meeting.

Treasurer Report –

MOTION: A motion was made by Director Christofferson 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 irrigation repairs including fixing damaged valves caused by vendors. Also, the aerification project has been completed on soccer fields, and the heat is stressing the grass, requiring additional watering. Ed reported that in previous months SWFWMD reported 54M gallons over the monthly draw limit, this month the new number indicates 1M gallons under monthly usage. Citrus 7 will be coming out to check the meters for accuracy. Minor landscape clearing at Lakefront Park between the boardwalk and restrooms occurred.



President's Report –

President Thiel discussed the discretionary landscape budget totaling 242,117.00. He also discussed the added 2023 GL categories.

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 Director Tillesen to approve the spending of \$5,900 for landscape enhancements at the Lynnwood median. The motion passed unanimously.

MOTION: A motion was made by President Thiel and seconded by Director Tillesen to approve the spending not to exceed \$20,000.00 to install a barrier hedge between the maintenance building and the kid's soccer field consisting of 29 large viburnum and 43 small viburnums. The motion passed 4 – 2. Treasurer Lango and Secretary Garff voted no.

MOTION: A motion was made by Vice President Schultz and seconded by Director Tillesen to approve the spending of \$15,000 for 16 oak trees to be planted at the front entrance. The motion passed unanimously.

Other New Business-

President Thiel formed a committee to review Castle Group services and make a judgment by June 1, 2023. The committee consists of President Thiel, Vice President Shultz, and Treasurer Lango.


Adjournment –

MOTION: A motion was made at 7:52 pm by Vice President Shultz and seconded by Treasurer Lango to adjourn the meeting, and the meeting was adjourned.

Submitted,

Reina Bravo, LCAM
Castle Management, LLC

Approved:

 5/7/2023

Brian Thiel, President

Date

Lansbrook Master Association Inc.