



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, June 26, 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 7:00 pm. Board members Brian Thiel, Ron Schultz, Tom Lango, Ken Kunsman, Todd Christofferson, and Scott Tillesen were present. Secretary Garff was not present.

Also in attendance were Reina Bravo, LCAM, and Ed Anderson, Director of Campus Services, and approximately 29 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 (May 22, 2023) -

MOTION: A motion was made by Director Christofferson and seconded by President Thiel to approve the Board Meeting Minutes from May 22, 2023. The motion passed unanimously.

Treasurer Report –

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

Director of Campus Services’ Report –

Ed Anderson reported on irrigation. The men’s bathroom floor in Lakefront Park has been remodeled. The lake fountains are back up and running. The Lift station at Lakefront Park had a burnt circuit that is causing the pumps to become frozen, and it is being addressed. He also reported that part of the volleyball courts and kiddy soccer field were recently seeded. Lastly, he reported that they will be cutting down a total of 8 trees in the community, including the big oak tree by the soccer field that was hit by lighting.

President’s Report –

President Thiel noted that the LMA’s NDRC recently clarified that “Swings, swing sets, playsets, playhouses, and similar items are prohibited.” A small plastic playhouse is permitted, provided that it cannot be seen from another property.

He mentioned changes in Florida Law that will require an HOA’s Board Meeting Agenda to be published with the meeting notice and that prohibits voting on items that are not on the agenda.



Resident Comments –

A resident asked what the plan on replacing the blue wall. President Thiel advised that he need to look for sign designs and design alternatives, but no progress has been made.

New Business:

Enforcement of LMA Declarations

There was a discussion about enforcing the LMA's Covenants by the Sub-Associations, and an extended discussion on the prohibition against signs. President Thiel noted that the Declarations for a Sub-Association incorporate the Declarations from the LMA and that the Sub-Associations are obligated, with the word "obligated" underlined in the original, to enforce those Declarations.

Pickleball

Vice President Shultz reported that the board previously approved to install two courts. He and President Thiel approved adding a third one by the south basketball court and the outline of a fourth court.

Boring Project

MOTION: A motion was made by President Thiel and seconded by Director Tillesen to approve the \$22,250.00 proposal and have it expensed from the reserves The motion passed 5-1. Treasurer Lango voted no.

Lansbrook Commons Fence Replacement

MOTION: A motion was made by President Thiel and seconded by Director Kunsman to approve \$15,500 fence proposal to replace two of the three fences at Commons Park. The motion passed unanimously.

Director Kunsman volunteered to investigate adding a dog park at Lansbrook Commons.

Maintenance Building Philodendron

MOTION: A motion was made by President Thiel and seconded by Director Tillesen to approve \$4,500 to remove the viburnum by the maintenance building and replace it with philodendron. The motion passed unanimously.

Other New Business

There was no other new business.

Adjournment –

MOTION: A motion was made at 8:31 pm by Vice President Schultz to adjourn the meeting and seconded by Director Kunsman. The motion passed unanimously.

Submitted,

Reina Bravo, LCAM
Castle Management, LLC



Approved: Brian Thiel 7/26/2023
Brian Thiel, President Date
Lansbrook Master Association Inc.