



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, May 22, 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 7:03 pm. Board members Brian Thiel, Ron Schultz, Adam Garff, and Scott Tillesen were present. Treasures Lango, Director Kunsman, and Director Christofferson were not present.

Also in attendance were Reina Bravo, LCAM, and Ed Anderson, Director of Campus Services, and approximately 6 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 (April 24, 2023) -

MOTION: A motion was made by Director Schultz and seconded by Director Garff to approve the Board Meeting Minutes from April 24, 2023. The motion passed unanimously.

MOTION: A motion was made by Secretary Garff and seconded by Director Shultz to approve the Executive Board Meeting Minutes from April 24, 2023. The motion passed unanimously.

Treasurer Report –

April 2023 financials reflect total cash of \$587,747 with reserves adequately funded under the 2023 Alternative funding plan Reserve Study. Revenue is in line with expectations at \$373,600 YTD and expenses are \$2,010 unfavorable to budget for the month but \$18,472 favorable YTD. The favorability YTD is largely driven from leaf removal invoice budgeted but not received until May.

MOTION: A motion was made by Director Schultz 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 that they continue to do weed control at the soccer field in Commons Park and finished the fertilization of the Jasmine. The S1 irrigation pump has a problem with the valve and is working on getting it replaced. He also reported that he has been working with SWFWMD on obtaining more accurate water usage reports and had Citrus Seven come out and do an accuracy test on the meters and reset them. He also reported that he has ordered two new backboards for the basketball court.



President's Report –

President Thiel acknowledged that for many people in the community, May 22nd is an important day of remembrance.

Resident Comments –

A resident asked the board for the antenna that was installed on Lake Front Dr, Ed advised that it was installed by the county to monitor the traffic at that intersection. Residents also asked about no water for the irrigation, the board advised that due to the lack of rain Lake Tarpon is low, and the association is unable to pull water since last Friday. They also advised that all sub-associations should wait on doing any planting until the rain starts.

New Business:

Fencing at Commons Park

President Thiel tabled it until next month's meeting.

Lakefront Park Men's Bathroom Flooring

MOTION: A motion was made by President Thiel and seconded by Director Tillese to approve \$3,500 and remove the tile and finish the floor like the bathrooms in Lansbrook Commons. The motion passed unanimously.

Other New Business

Removal of Fallen Tree and Dead Pine

President Thiel tabled it until next month's meeting.

Boring Project

President Thiel tabled it until next month's meeting.

Adjournment –

MOTION: A motion was made at 7:37 pm by Director Schultz to adjourn the meeting and seconded by Director Tillesen. The motion passed unanimously.

Submitted,

Reina Bravo, LCAM
Castle Management, LLC

Approved:  7/10/2023
Brian Thiel, President Date
Lansbrook Master Association Inc.