



## LANSBROOK MASTER ASSOCIATION, INC.

### Board Meeting Minutes

Monday, July 24, 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, Ron Schultz, Tom Lango, Ken Kunsman, and Scott Tillesen were present. Todd Christofferson and Adam Garff were not present.

Also in attendance was Reina Bravo, LCAM, 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 five of the seven directors present.

#### **Approval of Meeting Minutes (June 26, 2023) -**

**MOTION:** A motion was made by Treasurer Lango and seconded by Vice President Shultz to approve the Board Meeting Minutes from June 26, 2023. The motion passed unanimously.

#### **Treasurer Report –**

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

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

Ed reported that they continue to work on irrigation, breaks, broken sprinklers, and spray heads. Tarpon lake levels are still too low to turn on the computer and start the watering cycle at night and they continue to water what they can during the day. The basketball backboards and rims were replaced at Commons Park. The dead trees around the common areas have been removed including the big oak near the basketball court in Commons Park. The men’s bathroom at Lakefront Park has been refurbished and is operational and the lift station has been repaired but still needs some more work to be done. They are in the process of repairing the S-3 Pump Station and it should be back on soon. Pruning of the palm trees around the campus will be done in the next month. The wood on the picnic tables along the boardwalk at Lakefront Park has been replaced and plan to do more tables in the fall/winter. The installation of the new Common’s Park fence is scheduled for mid-September if the weather permits.

#### **President’s Report –**

President Thiel reported that they have been experimenting with different ways to replace the viburnum and are looking for one of the subdivisions to volunteer to try out one of these methods.



**Resident Comments –**

There were no comments from the residents.

**New Business:**

**NRDC and ARC Committees**

A motion was made by President Thiel and seconded by Director Scott to appoint George Fitzgerald to the open NRDC set. The motion passed unanimously.

President Thiel asked if there was anyone interested in filling the available seat on the ARC committee, but there were no volunteers. President Thiel will recruit a new member.

**Landscaping**

A motion was made by President Thiel and seconded by Director Tillesen to approve spending no more than \$10,000 for palm tree trimming around the campus. The motion passed unanimously.

A motion was made by President Thiel and seconded by Treasurer Lango to approve \$ 3,500.00 to replace the flowers at the front entrance. The motion passed unanimously.

**Other New Business**

There was no other new business.

**Adjournment –**

**MOTION:** A motion was made at 7:46 p.m. 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:  9/20/23  
Brian Thiel, President Date  
Lansbrook Master Association Inc.