



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, December 16, 2024, 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 p.m. Board members Brian Thiel, Ron Schultz, George Fitzgerald, and Scott Tillesen were present.

Directors Tom Lango, Ken Kunsman, and Todd Christofferson were not present at the meeting.

Reina Bravo, LCAM, Ed Anderson, Director of Campus Services, and approximately 7 residents were also in attendance.

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 (November 18, 2024) -

MOTION: A motion was made by Vice President Schultz and seconded by Director Fitzgerald to approve the Annual Membership, Organizational, Board, and Executive Meeting minutes from November 18, 2024. The motion passed unanimously.

Treasurer’s Report –

The board waived the treasurer's report due to the early timing of the meeting and the financials' delivery cycle.

Direct of Campus Report-

Ed the Director of Campus reported the following:

- The holiday lighting was completed
- New lighting was installed at the blue wall and the fountains
- There have been several setbacks in irrigation repairs with the FEMA trucks as they are driving on the sidewalks and have broken several valves and irrigation heads

Resident Comments-

Resident Bob Kruger asked if anyone has contacted the county on repairs to the holes on Lake Front Drive. President Thiel advised that they anticipate repairs to be done in 2025 or 2026.

Resident Dan Carioggia asked if there are any Lansbrook Master restrictions pertaining to drones. There was a brief discussion about Lansbrook not having any rules regarding drones. People were unaware of any relevant Pinellas County regulations.



Resident Jennifer Chenoweth asked if the board has reviewed the proposals for updating the playground equipment at The Commons Park. President Thiel advised he has shared the information with the board but at this time the board is not moving forward with replacing the equipment.

New Business:

2025 Meeting Schedule-

A motion was made by Secretary Tillesen and seconded by Director Fitzgerald to approve the 2025 Board Meeting Schedule as presented. The motion passed unanimously.

Other New Business-

There was no other new business at the time of the meeting.

Adjournment –

MOTION: The meeting was adjourned by acclamation at 7:19 pm.

Submitted,

Reina Bravo, LCAM
Castle Management, LLC

Approved:

 1/30/25

Brian Thiel, President Date
Lansbrook Master Association Inc.