



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, January 26th, 2026, at 7:00 PM

Via Zoom Meeting (Meeting ID 307 337 0525/Passcode 388432)

Call to Order – Call to Order – The Lansbrook Master Association Inc. Annual Membership Meeting was called to order by President Thiel at 7:00 p.m. Board members Brian Thiel, Tom Lango, Ken Kunsman, Ron Schultz, George Fitzgerald, Michael Perenich, and Scott Tillesen were present.

Erika Ramirez, LCAM, Daniel Reid, Director of Campus Services; 15 residents were also in attendance.

President Brian Thiel confirmed that the signs were posted throughout the campus 48 hours in advance of the meeting.

Approve Meeting Minutes –

- 25-11-17 Annual Meeting Minutes
- 25-11-17 Organizational Meeting Minutes
- 25-11-17 Board of Directors Meeting Minutes
- 25-11-17 Executive Session Meeting Minute

MOTION: Ron Schultz made a motion to approve the minutes. Michael Perenich, seconded. All were in favor. The motion passed unanimously.

Treasurer Report – Tom Lango

- Reviewed full-year 2025 financials, including comparison to the 2025 budget and 2024 results

Key Points:

- Total cash: \$682,666 (operating: \$277,000; reserve: \$405,000)
- Positive variance of \$47,000 to budget, due to favorable insurance, utility costs, FEMA reimbursement, and staffing vacancies.
- Highlighted future consideration for allocation of surplus to reserves. The full report is attached.

MOTION: Brian Thiel motioned to accept the Treasurer's Report. Ron Schultz seconded. All were in favor. The motion passed unanimously.

Director of Campus Services' Report – Daniel Reed

- The irrigation communication tower experienced a malfunction affecting system connectivity campus wide. The tower has been fully repaired, and the network is operating normally while diagnostics continue.



- Improvements were completed at the kiddie soccer field, including separating irrigation into three zones with two-inch piping and four heads per zone to ensure adequate pressure.

Resident Comments – No resident comments were presented.

President’s Report – The President reported the following:

- The flowers at the front blue wall will be trimmed back; one flower planting will be skipped this year, with replanting planned in the coming months.
- Castle’s performance was noted as unsatisfactory, and efforts are underway to address the issue. An ad hoc committee has been formed to evaluate replacing Castle, consisting of Brian Thiel, Tom Lango, and Ken Kuntzman.

New Business –

2026 Meeting Schedule

MOTION: Scott Tillesen motioned to approve the 2026 meeting schedule:

- Meetings will be held on the fourth Monday of each month, except:
 - May: third Monday
 - November & December: third Monday (holiday schedule)
- The budget meeting will be held in September.
- November will include both the annual meeting and board meeting. Ron Schultz seconded. All were in favor. The motion passed unanimously.

2026 Event Schedule

MOTION: Brian Thiel motioned to approve the 2026 Event calendar. The schedule includes recurring community events such as movie nights and community gatherings. Ron Schultz seconded. All were in favor. The motion passed unanimously.

Reserve Study –

Tom Lango presented an overview of the 2025 Reserve Study and its purpose in long-term planning for community assets.

The reserve study identified 66 major components.

- Priority areas include:
 - Sport courts
 - Irrigation system
 - Asphalt and common areas
 - Maintenance and storage facilities
- Reserve contributions are projected to remain stable over the next five years.
- Major future expenditures were identified for infrastructure, equipment, and amenities.

MOTION: Tom Lango motioned to approve the 2025 Reserve Study as the Association's official reserve study. Michael Perenich seconded. All were in favor. The motion passed unanimously.



Contracts

MOTION: Brian Thiel motioned to approve the following landscaping contracts.

1. RedTree Annual Projects
 - * Pine Straw \$6,000
 - * Mulch \$20,250
 - * Leaf Removal \$14,100

Ron Schultz second. All were in favor. The motion passed unanimously.

2. Kiddie Soccer Field Sod: A motion was made to approve a contract with JSM in the amount of \$25,000 to resod the kiddie soccer field using Celebration Bermuda or a comparable turf.

MOTION: Brian Thiel motioned to approve the Kiddie Soccer Field Sod quote. Michel Perenich second. All were in favor. The motion passed unanimously.

3. Landscaping Projects: A motion was made to approve Redtree quotes for approximately \$17,161 for various landscaping projects, including:

- Highgate 1 \$2,250
- Highgate 2 \$2,000
- Highgate 3 \$2,250
- Lakefront Park Entry \$1,450
- President's Landing 1 \$3,228
- President's Landing 2 \$458
- President's Landing 3 \$1,075
- South (Aylesford) Berm \$450
- North (Berisford) Berm \$1,750
- Turn Compost Pile \$2,250

MOTION: Brian Thiel motioned to approve the landscaping quotes from RedTree. Ken Kunsman seconded. All were in favor. The motion passed unanimously.

4. RedTree Tree Planting (and Removal)
 - * Pond 5 Quail Lake \$16,200

MOTION: Brian Thiel motioned to approve the landscaping quotes from RedTree. Ken Kunsman seconded. All were in favor. Tom Lango was not present due to computer issues. The motion passed unanimously

5. Front Entry Pond Lights (\$12,000 Reserve)

MOTION: Brian Thiel motioned to approve the Kiddie Soccer Field Sod quote. Ron Schultz second. All were in favor. The motion passed unanimously.

6. Bay Area Grounds Tree Trimming: Crape Myrtle \$9,600; 296 Live Oaks \$21,000

MOTION: Brian Thiel motioned to approve the landscaping quotes from Bay Area Grounds, Ken Kunsman seconded. All were in favor. The motion passed unanimously.



7. Grate for Lakefront Park (\$3,026)

MOTION: Brian Thiel motioned to buy a new sewer grate for Lakefront Park at \$3,026, replacing the old one that was damaged and posed a safety risk. Ken Kunsman seconded. All were in favor. The motion passed unanimously.

8. Advanced Aquatic Contract (\$625 for Lake Tarpon/month)

MOTION: Brian Thiel motioned to approve Advanced Aquatic Contract with a \$2,500/year increase. Michael Perenich Seconded. All were in favor. The motion passed unanimously.

9. Ladies Restroom Renovation (Lakefront Park, Reserve)

MOTION: Brian motioned to approve \$18,500 for the Lakefront Park ladies' restroom, including Tile \$8,500; Toilets \$6,000; Miscellaneous \$4,000. Ron Shultz second. All were in favor. The motion passed unanimously.

Adjournment –

MOTION: A motion was made at 8:05 p.m. by Brian Thiel and seconded by Ken Kunsman. The motion passed unanimously.

Submitted,

Erika Ramirez, LCAM
Castle Management, LLC

Approved: DocuSigned by: Brian Thiel 3/11/2026
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 Brian Thiel, President Date
 Lansbrook Master Association Inc.