



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, November 17, 2025, 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 7:53 p.m. Board members Brian Thiel, Tom Lango, Ken Kunsman, Ron Schultz, George Fitzgerald, and Scott Tillesen were present.

Director Michael Perenich was not present at the meeting.

Erika Ramirez, LCAM, Daniel Reid, Director of Campus Services, and approximately 41 residents were also in attendance.

Affidavit of Notice – Brian Thiel confirmed that the notice for the meeting was mailed to all homeowners and signs were posted throughout the campus 14 days in advance of the meeting.

Approve Meeting Minutes – Board Meeting (October 27, 2025)

MOTION: Ron Schultz made a motion to approve the minutes of October 27, 2025. Scott Tillesen seconded. All were in favor. The motion passed unanimously.

Treasurer Report – Reports were provided at the Annual Meeting.

Director of Campus Services' Report – Reports were provided at the Annual Meeting. No contracts to discuss.

Resident Comments – No resident comments were presented.

President's Report – The President reviewed the statutory requirement for Florida HOAs to annually discuss and consider the desirability of preserving community covenants and restrictions under the Marketable Record Title Act (MRTA) at the first board meeting following the annual members' meeting. He noted that the Association filed the required documentation with the State of Florida

a few years ago, including additional filings for two neighborhoods due to previous paperwork issues. The next filing will be required in approximately 25 years.

The Board expressed agreement to continue preserving the covenants and restrictions, with no objections noted

New Business –

