

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 8, 2015
Minutes

I. Call to Order

A regular meeting of the Board of Directors for the Preserve at Lake Thomas Homeowners Association, Inc. was called to order by Mark Foster, President, on the above date at 7:03 P.M. at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida.

II. Roll Call

Quorum Present: Diane Butler, Mark Foster, Carl Gebelein, Jean (Jeannie) Shorts, and Bernard (Bernie) Tanguay

Not Present: None

Committees: None

Manager Ron Trowbridge Present

III. Minutes

A. On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the December 11, 2014, Regular Board Meeting and approved the minutes as presented.

B. On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the December 11, 2014, Organizational Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager provided for Board review the financial report for the period ending December 31, 2014. An updated report on collection matters was also distributed. Bank signature cards were executed for the new Board.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Pressure washing of the perimeter walls at entrances and the monument sign is being scheduled. Rust stain removal is planned as well. A subdivision stop sign post requires repainting. A quote is being obtained for re-mulch of entrance beds.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters.

VI. Standing Committees

A. On motion by Mark Foster, duly seconded, the Board unanimously agreed to appoint Carl Gebelein, Manny Mendez and Bernie Tanguay to the Preservation Committee; Carl Gebelein, Marie Hammer, Jeannie Shorts and Bernie Tanguay to the Architectural Committee; Diane Butler to the Newsletter Committee as well as the Social/Events Committee; the Board of Directors to the Nominating Committee; Manny Mendez and Jason Hamilton to the Web Site Committee; and Manny Mendez to the Gate Access Committee. The Welcome Committee remains unfilled.

B. Preservation Committee. The issue of popped up nails at the board walk remains open. Manny Mendez is still looking into a new camera system options for the gates.

C. Architectural Review Committee. Carl Gebelein reported there were no applications considered since the last meeting.

D. Newsletter Committee. Diane Butler updated the Board on the upcoming March publication. Notice of the spring community yard sale will be included.

E. Events/Social Committee. Diane Butler updated the Board on events. The Board agreed to schedule the community-wide garage sale for early April

F. Web Site. The Manager has requested the Webmaster include Board contact info on the website.

G. Welcome Committee. There was no report.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

A. The Board discussed setting priorities for 2015. Carl Gebelein suggested the Board continue looking at reestablishment of and upgrades to the camera system at entrances. Jeannie Shorts suggested a priority be improvements to the entrances including pressure washing, painting, repairs, and landscape bed maintenance and upgrades. The Board was asked to bring addition ideas to the next Board meeting.

B. Carl Gebelein suggested others volunteer to store HOA items such as holiday decorations, yard sale signs and the like at their home. As was suggested at the meeting, the Board will explore the option of renting commercial storage space.

C. Bernie Tanguay questioned Management on the remaining term of the Duke Energy Street Light Lease, suggesting monthly street light and energy usage costs seem very high and the lease may not be perpetual. The Manager will investigate._

D. Carl Gebelein reported that most electrical outlet GFIs at the entrances are old and not all are functional. A number of outlets kept tripping over the holidays due to faulty GFIs. The Manager will put an Electrician in contact with Carl for coordinating GFI replacements as necessary.

E. The Board offered a payment plan settlement to a homeowner in attendance wishing to resolve a delinquent assessment account. The homeowner was referenced as number 4 on the aged receivables/past due spreadsheet report for the period ending December 31, 2014. A written agreement outlining the terms of the payment plan will be forwarded the homeowner by management.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:19 P.M.