

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**April 9, 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 7:02 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**

On motion made by Bernie Tanguay, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the March 12, 2015, Regular 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 March 31, 2015. An updated report on collection matters was also distributed and reviewed by the Board.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The damaged exit gate has been removed and a replacement is under fabrication. The insurance claim is on-going. Pressure washing of the perimeter walls at entrances and the monument wall have been completed as well as re-mulch of entrance beds. Management continues to seek sources for concrete column caps of the appropriate size as well as replacement spindles for the tops of the picket aluminum fences at the entrances. Management is scheduling a meeting with a tree company to quote on removal of dead Red Bay trees in common areas. Bernie Tanguay asked for additional combination locks from the Manager. The Board requested the Manager again look into a rust treatment system for the well.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters and was informed of violations observed by the Directors. A number of owners are blowing grass clippings into the street.

**VI. Standing Committees**

**A. Preservation Committee.** The issue of popped up nails at the board walk has been resolved. Manny Mendez has provided the Board initial information on new camera system options for the gates.

**B. Architectural Review Committee.** Carl Gebelein reported that applications have been approved for large driveway planters at 21348 Marsh Hawk, landscaping modifications at 21308 Preservation Drive, and repainting of 21342 Preservation Drive.

**C. Newsletter Committee.** Diane Butler reported that the next publication is planned for June. The Manager will email Ms. Butler updated alligator control information.

**D. Events/Social Committee.** The Board reviewed plans for the upcoming community yard sale on April 18.

**E. Web Site.** There was no report. Bernie Tanguay expressed concern that the web site may be difficult to navigate for some people. The Manager will review the site.

**F. Welcome Committee.** There was no report. The Manager has provided the Board a sample welcome package.

**VII. Unfinished Business**

**A.** Carl Gebelein reported that the choices have been narrowed down to either a 6 x 10 or 6 x 8, low profile shed for placement behind the shrubs at the lift station.

**B.** The Manager has not received response from the County regarding the Association's objection to the planned installation of an antenna at the subdivision lift station.

**VIII. New Business**

The Board reviewed policy regarding gate opening for open house events.

**IX. Homeowner Input**

There was no homeowner input.

**X. Adjournment**

There being no additional Board business, the meeting was adjourned at 8:20 P.M.