

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
May 7, 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 7:00 P.M. at the residence of Director Diane Butler, 21206 Preservation Drive, Land O' Lakes, Florida.

II. Roll Call

Quorum Present: Diane Butler, Mark Foster, Jean (Jeannie) Shorts, and Bernard (Bernie) Tanguay. Carl Gebelein at 7:20 PM.

Not Present:

Committees: Manny Mendez, Preservation
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 April 9, 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 April 30, 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 replacement exit gate remains in fabrication and the insurance claim remains on-going. Management has identified sources for replacement column caps and wrought iron fence spindles and will report at the next meeting. Arrangements have been made to remove 10 dead Red Bay trees from common grounds bordering homes. Palm trimming is scheduled as well. Management provided additional combination locks to Mr. Tanguay. The Manager continues to re-look into a rust treatment system for the well. The Lake contractor has been notified of algae in the front pond at the south exit. The Manager was advised that the large lake behind Manny Mendez appears silty and overgrown with vegetation. The Manager and Board discussed the fences around the lakes and determined that the homeowner is responsible for maintenance.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. There is a tall dead pine tree in the rear yard of a homeowner backing to Land O' Lakes Blvd which appears to be a hazard to Duke Energy power lines. The Manager has notified the homeowner to remove the dead tree.

C. Lift Station Antenna. The Manager has not heard back from the County regarding the Association's objection to the installation of an obtrusive antenna at the lift station.

VI. Standing Committees

A. Preservation Committee. Manny Mendez updated the Board on new camera system options for the gates. The Manager will provide Mr. Mendez an updated roster for the gate access system data base.

B. Architectural Review Committee. Carl Gebelein reported that an application has been approved for repainting of 21208 Marsh Hawk.

C. Newsletter Committee. Diane Butler reported that the next publication remains planned for June and a draft for Board review will be provided soon.

D. Events/Social Committee. The Board noted that the community yard sale on April 18 went well. Diane Butler reported that 20 people attended the recent game night event.

E. Web Site. There was no report.

F. Welcome Committee. There was no report.

G. Storage Shed Committee. Carl Gebelein updated the Board on his search for a small storage shed option for the common grounds. A small shed could be substantially shielded from view by existing hedges at the lift station.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

The Board has approached homeowners who are selling their home on Preservation Drive to determine if they would agree to remove the white vinyl rail fence from the front yard upon sale.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:09 P.M.