

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**June 11, 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 Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida

**II. Roll Call**

Quorum Present: Mark Foster, Jean (Jeannie) Shorts, and Bernard (Bernie) Tanguay.  
Not Present: Diane Butler and Carl Gebelein  
Committees: Manny Mendez, Preservation  
Manager Ron Trowbridge Present

**III. Minutes**

On motion made by Jeannie Shorts, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the May 7, 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 May 31, 2015. An updated report on collection matters was also distributed and reviewed by the Board. Payment from the insurance company for gate repairs is expected any day. Signature Cards for the new CD were executed.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The replacement exit gate has been installed. Management will meet with the contractor who repaired the damaged column to get a quote on other column cap replacements. The welder who fabricate the replacement gate will quote on the replacement of fence spindles. Ten (10) dead Red Bay trees have been removed from common grounds bordering homes. Palm trimming has been completed. The Manager continues to re-look into a rust treatment system for the well. Recently, a well water treatment contractor declined to quote due to the heavy flow rate of water from the well which reportedly exceeds the chemical feed capacity of most chemical treatment systems. The Lake contractor continues to work on reducing plant overgrowth on the large lake. Mark Foster suggested the Manager look at repairs to the wrought iron fence at the old fountain location at the south exit.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters and was informed of violations observed by the Directors.

**C. Lift Station Antenna.** Neither the Manager nor the HOA Attorney have 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.** There was no report.
- B. Architectural Review Committee.** There was no report.
- C. Newsletter Committee.** There was no report.
- D. Events/Social Committee.** There was no report.
- E. Web Site.** There was no report.
- E. Welcome Committee.** There was no report.
- G. Storage Shed Committee.** Mark Foster updated the Board on the possible location of a storage shed. Installation at the lift station easement may pose a problem and other locations need to be considered.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

There was no new business.

**IX. Homeowner Input**

There was no homeowner input.

**X. Adjournment**

There being no additional Board business, the meeting was adjourned at 7:30 P.M.

Approved by the Board on July 9, 2015