

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
July 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 7:03 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, and Bernard (Bernie) Tanguay.

Not Present: Jean (Jeannie) Shorts

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 June 11, 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 June 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. Quotes remain pending on column cap replacements, replacement of fence spindles and well water rust treatment. The wrought iron style fence at the old fountain location at the south exit has been added to the fence repainting list. Duke Energy still has not replaced the missing street light post at the south bound entrance chute off of LOL Blvd. to the north entrance. Management was requested to contact the lawn contractor to arrange for elevation of the oak tree canopies at the south boardwalk entrance and to also remind the contractor to ensure the boardwalk is routinely blown off. Bernie Tanguay suggested removing the trash cans from the boardwalk and the Board agreed. Bernie volunteered to remove them.

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. There was no update. The County has not responded to last HOA written objections for installation of an obtrusive antenna at the lift station.

VI. Standing Committees

A. Preservation Committee. There was no report.

B. Architectural Review Committee. Carl Gebelein reported that the Committee has approved additional trees at 5703 Golden Owl, home repainting at 21115 Preservation, and re-shingle at 21127 Preservation. The Board reviewed a new fence application for 21203 Preservation which was submitted at the meeting for consideration. Following detailed discussion with the home buyer who was present at the meeting, the Board approved the submitted plan with modifications.

C. Newsletter Committee. The newsletter has been distributed to members.

D. Events/Social Committee. There was no report.

E. Web Site. The Manager was asked to have the website updated to reflect current membership in the various committees.

F. Welcome Committee. The Board confirmed membership of the Committee. Management will provide the Board an updated new owner list.

G. Storage Shed Committee. Mark Foster updated the Board on the possible location of a storage shed. Installation at the lift station easement has been ruled out. Other locations are being considered including possible attachment of a structure to the boardwalk.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Director Diane Butler expressed concern with the overall condition of lakes, especially behind her home, and suggested articles be inserted in future newsletters to remind owners to avoid fertilizing the pond shore lines. The Manager will check with the lake contractor for an update regarding on-going weed and evasive vegetation eradication.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 7:55 P.M.