

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 10, 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: Diane Butler, Mark Foster, Carl Gebelein, Jean (Jeannie) Shorts, and Bernard (Bernie) Tanguay.

Not Present: None

Committees: Manny Mendez, Preservation
Manager Ron Trowbridge Present

III. Minutes

On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the August 13, 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 August 31, 2015. An updated report on collection matters was also distributed and reviewed by the Board. On motion by Jeannie Shorts, duly seconded, the Board unanimously approved the write off of \$ 6,657 in uncollectable assessment pursuant to State Statute from FNMA, owners of 21314 Marsh Hawk. The Board discussed the Manager's proposed YR 2016 budget. Mark Foster requested the Directors closely review the proposed assessment for possible areas of cost savings and be prepared to discuss again at the next Board meeting in October which is the scheduled budget adoption meeting.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. On motion by Carl Gebelein, duly seconded, the Board unanimously approved the quote of \$ 560 to replace the two damaged foam column caps on the perimeter wall. The Manager was asked to re-check for additional caps that may require repair. Quotes remain pending for replacement of fence finials and well water rust treatment. Early input from contractors indicate finial replacement at around \$ 500 and well rust treatment around \$ 1200. Duke Energy has replaced the missing two-fixture street light post at the entrance and will be notified to repair the post nearest to the keypad. The Board was updated on the new recycling procedure. The Manager is to confirm that cardboard cannot be recycled. Pressure washing of the perimeter walls is planned. Jeannie Shorts suggested looking into the cleaning of roadway curbs.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. On motion by Jeannie Shorts, duly seconded, the Board unanimously agreed to file a law suit against 5824 Fish Crow for uncorrected violations and a failure to respond to a statutory offer of pre-suit mediation.

VI. Standing Committees

A. Preservation Committee. Carl Gebelein updated the Board regarding full reactivation of the camera system. A vendor was present and provided recommendations and a proposal. The Manager will provide Carl Verizon info on the existing internet connections. Bernie Tanguay reported that work to replace a number of deck planks along the boardwalk is pending.

B. Architectural Review Committee. There was no report.

C. Newsletter Committee. Diane Butler reported that the September newsletter will be distributed shortly.

D. Events/Social Committee. The Board scheduled a community yard sale for October 17, 2015. A neighborhood game night remains set for October 10, 2015.

E. Web Site. Contact links have been updated.

F. Welcome Committee. There was no report.

G. Storage Shed Committee. There was no report.

VII. Unfinished Business

Due to the unavailability after January 1, 2016 of Bernie Tanguay to continue providing mail box repair services, the Board opened discussions regarding alternate solutions. Diane Butler presented a catalog with some suggested new mailboxes.

VIII. New Business

A. The Board discussed the open house policy for gate access. It was determined that only a Board member or Preservation Committee member may deactivate the gates for open houses. The primary gate keepers are Bernie Tanguay, Carl Gebelein and Manny Mendez. The gates may be open upon reservation on Saturdays and Sundays from 1:00 PM to 4:00 PM. Reservations must be received by the Manager no later than noon, the Monday prior to the requested weekend.

B. Homeowner Susan Bernardino suggested the Board re-publish a neighborhood directory and volunteered to lead the effort. The Manager will send the membership an info sheet for owners to confirm if they do not desire their phone number to be included in the directory. Email addresses will not be included in the directory.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:17 P.M.