

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
November 12, 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

Manager: Ron Trowbridge

III. Minutes

On motion made by mark Foster, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the October 8, 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 October 31, 2015. An updated report on collection matters was also distributed and reviewed by the Board. The Board unanimously agreed to charge a portion of the camera charges to the gate reserve fund.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Replacement of the two damaged foam column caps on the perimeter wall and repairs to two others have been completed. Carl Gebelein reported there remain two others in need of repair. Replacement of fence finials is completed. Duke Energy has not yet repaired the street light at the key pad island. Pressure washing of perimeter walls inside the subdivision entrance as well as the entrance boulevard street gutters and curbs has been scheduled. Repaint of the entrance wrought iron fences is scheduled. On motion by Carl Gebelein, duly seconded, the Board unanimously approved the quote for oak tree elevation around the entrances and at the south end of the boardwalk. Management will schedule the work. The Manager continues to collect updated information for inclusion onto a neighborhood social directory.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The HOA enforcement law suit against 5824 Fish remains on-going.

VI. Standing Committees

A. Preservation Committee. Carl Gebelein updated the Board regarding full reactivation of the camera system. On motion by Diane Butler, duly seconded, the Board unanimously agreed to authorize Carl Gebelein to represent the HOA in the finalization of the camera contract. Bernie Tanguay reported that work to replace a number of deck planks along the boardwalk remains on-going.

B. Architectural Review Committee. The Committee reported approval of the exterior repainting of 21318 Preservation in standard colors and the installation of a wrought iron style aluminum fence at 21028 Marsh Hawk.

C. Newsletter Committee. Diane Butler submitted \$ 20 in ad funds collected and reported that the next newsletter remains planned for the Holidays.

D. Events/Social Committee. Diane Butler reported that a neighbor may again this year sponsor a private neighborhood holiday party. There is no official HOA party planned.

E. Web Site. There was no report.

F. Welcome Committee. The Committee reported 5 welcomes since the last meeting.

G. Storage Shed Committee. The Board discussed the boardwalk location for the proposed storage shed.

VII. Unfinished Business

Due to the unavailability after January 1, 2016 of Bernie Tanguay to continue providing mail box repair services, the Board continued discussions regarding alternate solutions with no determination made.

VIII. New Business

A. The Manager informed the Board that a letter has been forwarded to Amerigas objecting to their new attempt to charge homeowners a meter charge. Mark Foster reminded the Board that such charge is counter to the bulk provider agreement with Amerigas.

B. The board confirmed its policy to limit long period gate openings for any particular Homeowner Open house to twice a month on Saturday 1-4 PM.

C. The Manager updated the Board on the upcoming December 10, 2015 Annual Homeowners meeting.

D. The Board discussed that two garage sales per year may be too frequent.

IX. Homeowner Input

No homeowners addressed the Board.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:16 P.M.

Approved by the Board on December 10, 2015