

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
December 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 6:15 P.M. at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida. The meeting was held just prior to the Annual Homeowners Meeting on the same evening.

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 Bernie Tanguay, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the November 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 November 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. Another two column caps will be reported for repair. Duke Energy has not yet repaired the street light at the key pad island and the Manager intends on contacting someone much higher up in the Duke Corporation to beg a response. Pressure washing of perimeter walls inside the subdivision entrance as well as the entrance boulevard street gutters and curbs has been completed. Repaint of the entrance wrought iron fences as well as oak tree elevations in the common grounds have been completed. The Manager continues to collect updated information for inclusion onto a neighborhood social directory. Management reported that after contacting Amerigas, they are to retract any erroneous meter charges to users.

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. Parts are on order. Mr. Gebelein has purchased aluminum poles for camera mountings at the entrances; They were installed by Carl with help from Bernie Tanguay. Bernie Tanguay reported that work to replace a number of deck planks and railings along the boardwalk remains on-going. Repainting will occur following adequate curing of the fresh wood.

B. Architectural Review Committee. The Committee reported approval of the exterior repainting of 21313 Preservation in standard colors and the installation of an in-ground pool and spa at 21217 Marsh Hawk. A block decorative planter was also approved at 21235 Marsh Hawk. Additionally, the Committee approved a rear paver patio with a bronze aluminum screen enclosure and a wrought iron style, 4' 6" fence in the side yard of 21405 Marsh Hawk. At 21405 Marsh Hawk, a 6 foot white vinyl fence was approved under a waiver of standards because the requested fence along the rear lot line matched existing fencing along the boundary of the subdivision with the mix-use land to the north of the Preserve.

C. Newsletter Committee. The Committee has suspended activity with the understanding that periodic notices and updates for events and activities will be henceforth posted onto the web site.

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

E. Web Site. There was no report. The Manager reported that the Domain name was recently renewed for five additional years.

F. Welcome Committee. The Committee reported one welcome since the last meeting.

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

VII. Unfinished Business

Bernie Tanguay clarified that although he will be available for mailbox repairs, he will no longer be able to provide mailbox replacement. The Board continued discussions regarding a source for new mailboxes with no determination made.

VIII. New Business

There was no new business.

IX. Homeowner Input

No homeowners addressed the Board.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 6:45 P.M.

Approved by the Board on _____, 2015