

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
October 8, 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, Bernard (Bernie) Tanguay.

Not Present: Jean (Jeannie) Shorts

Committees: None

Manager: Ron Trowbridge

III. Minutes

On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the September 10, 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 September 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. Replacement of the two damaged foam column caps on the perimeter wall and repairs to two others will be completed within a week. Replacement of fence finials is under \$ 250 and the work has been scheduled as well. The Board reviewed the options of either installing an in-line, chemical rust treatment system at the irrigation well for \$1300 plus monthly service and chemical charges or revert back to drawing water from the front pond with possible negative impact on pond water quality. It was determined that no change will be made to the current method of simply chemically hand-washing rust stains from the areas exhibiting rust buildup. Management will continue to remind the irrigation contractor to ensure heads are directed away from structures to minimize rust accumulation. Management will also check if the pressure washer can periodically clean off the rust as part of a routine maintenance program. Bernie Tanguay has cleaned rust stains off the entrance monument flood light lenses. Duke Energy has replaced the missing two-fixture street light post at the entrance but has not yet repaired the street light at the key pad island. The Board unanimously agreed to accept the \$ 800 quote to pressure wash perimeter walls inside the subdivision entrance as well as clean the entrance boulevard street gutters and curbs. The Board also unanimously accepted the quote of \$ 475 to repaint the entrance wrought iron fences. The Manager reported that Waste Solutions has recently distributed to the subdivision a flyer regarding recycling. Mark Foster reported that there were stink vines in plantings along the south entrance that need to be removed by the lawn service contractor and Bernie Tanguay reported several trees at the south boardwalk entrance require branch trimming and elevation of the tree

canopies. Management will contact the contractor on these matters. 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 is on-going.

VI. Standing Committees

A. Preservation Committee. Carl Gebelein updated the Board regarding full reactivation of the camera system. On motion by Carl Gebelein, duly seconded, the Board unanimously agreed to proceed with the system as quoted with the understanding that there may be some change orders due to field conditions once the job commences. Mr. Gebelein is working with Verizon to obtain the necessary phone lines and internet connections for the system. Bernie Tanguay reported that work to replace a number of deck planks along the boardwalk is on-going.

B. Architectural Review Committee. The Committee reported approval of the exterior repainting of 21124 Marsh Hawk in standard colors.

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

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

E. Web Site. There was no report.

F. Welcome Committee. There was no report.

G. Storage Shed Committee. Carl Gebelein and Bernie Tanguay will look at the boardwalk for a possible shed location.

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. On motion by Carl Gebelein, duly seconded, the Board unanimously agreed to adopt the YR 2016 budget as proposed.

B. An open house is scheduled for the coming weekend.

C. The Manager updated the Board on the upcoming December 10, 2015 Annual Homeowners meeting. Three of the five Director terms are expiring.

D. Diane Butler expressed concern again over the debris in the pond and a problem with lawn contractors blowing grass clippings into the pond.

IX. Homeowner Input

A homeowner addressed the Board.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:36 P.M.