

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Annual Membership Meeting**  
**December 10, 2015**  
**Minutes**

**UNAPPROVED**

**I. Call to Order**

The Annual meeting of the Membership for the Preserve at Lake Thomas was called to order by Mark Foster, President and Meeting Chairperson, at 7:00 PM on the above date at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O'Lakes, Florida.

**II. Proof of Notice**

The Manager, Ron Trowbridge of the Trowbridge company, inc. Managing Agent, reported that meeting notices were forwarded by US Mail to the Membership on October 9, 2015 and November 10, 2015 in accordance with notice requirements of the Association By-laws. An affidavit to that effect will be filed in the official records.

**III. Quorum**

In accordance with Florida State Statutes, 36 members present in person or by proxy constitute a quorum. The Manager reported that 34 valid and certified proxies had been received and that 6 members were physically present. There being 40 members present in person or by proxy, a quorum was established.

**IV. Minutes**

On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Membership waived the reading of the prior membership meeting of December 11, 2014 and approved the minutes as presented.

**V. Officers & Committee Reports**

There were no reports.

**VI. Election of Directors**

Nominations from the floor were opened. There being none, on motion by Carl Gebelein, duly seconded, the Membership unanimously agreed to close the nominations. Diane Butler, Mark Foster and Manny Mendez were on the ballot for the three open positions. Manny Mendez volunteered for the open one-year term. On motion by Carl Gebelein, duly seconded, the Membership unanimously accepted the offer by Mr. Mendez, dispensed with the ballot count, and seated Diane Butler and Mark Foster each to the open two-year terms and Manny Mendez to the one-year term.

**VII. New Business**

Carl Gebelein updated the Membership on the new gate cameras.

**VIII. Adjournment**

There being no further business, the meeting was adjourned at 7:07 PM.

Approved by the Membership on \_\_\_\_\_, 2016