

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**January 14, 2016**  
**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 7:06 P.M. at the residence of Director Dane Butler, 21206 Preservation Drive, Land O' Lakes, Florida.

**II. Roll Call**

Quorum Present: Diane Butler, Mark Foster, Carl Gebelein, Manny Mendez and  
Bernard (Bernie) Tanguay

Not Present: 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 December 10, 2015, Regular Board Meeting and the December 10, 2015, Organizational Board Meeting and approved both minutes as presented.

**IV. Treasurer's Report**

The Manager provided for Board review the financial report for the period ending December 31, 2015. An updated report on collection matters was also distributed and reviewed by the Board. Manny Mendez requested information on the current CDs which Management will provide.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Column caps at the main entrance have been reported for repair. Duke Energy has not yet repaired the street light at the key pad island. The Manager has contacted a Duke Energy supervisor, but limited response so far. Recent repair to the well include a new control box for \$ 400. The Manager will provide a draft neighborhood social directory by the next meeting for Board review. McGuire's Lawn Service submitted a request for a contract price increase effective 2016. The Board directed the Manager invite Joel McGuire to attend the next Board meeting to address the \$ 200 monthly increase. A list of lawn service concerns and questions was given the Manager to present to Mr. McGuire for response at the meeting. The Manager was informed of an irrigation timing issue at a particular private lot.

**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. The camera installation contract has been executed. Bernie Tanguay and Carl Gebelein continue working on board replacements at the boardwalk.

**B. Architectural Review Committee.** The Committee reported approval of a pool fence at 21217 Marsh Hawk.

**C. Events/Social Committee.** There was no report.

**D. Web Site.** There was no report.

**E. Welcome Committee.** Bernie Tanguay updated the Board on Committee activity.

**F. Storage Shed Committee.** There was no new information.

**VII. Unfinished Business**

Mark Foster reminded the Board that a new procedure for mailbox replacement is urgently required and that the Board really should determine alternatives for new mailboxes this year as time is running out.

**VIII. New Business**

There was no new business. The Board thanked Ms. Butler for the use of her home for the meeting.

**IX. Homeowner Input**

New Homeowners addressed the Board concerning the welcome committee and assessment billing information.

**X. Adjournment**

There being no additional Board business, the meeting was adjourned at 8:30 P.M.

Approved by the Board on February 11, 2016