

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
April 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 7:00 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, 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 March 10, 2016, 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 March 31, 2016. An updated report on collection matters was also distributed and reviewed by the Board. The insurance policies have been renewed. The 2015 Federal tax Return was signed and will be forwarded by Management to the IRS. No tax was due.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Non-chemical pressure washing of the Board walk is being scheduled. There was no report by Management on the search for design concepts to improve the appearance of the entrances. Lake algae has been treated in pond 3. Trash service complaints continue. The Manager was informed of needed repairs to the edges of the column at the entrance monument sign. Notice to owners regarding Washintonia palms and gas meter charges has been distributed. The Manager informed the Board of the reported capability of the software to open and close gates during set times for garage sale dates and school bus pickup.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors.

C. Legal. The Manager updated the Board on the recent HOA foreclosure sale result regarding 5824 Fish Crow.

VI. Reports

A. Preservation Committee. Carl Gebelein updated the Board on the on-going installation of the new camera system. The second and third draw payments for the camera contract are on hold and the Manager was reminded to void those two checks.

There was no report on boardwalk repairs. Manny Mendez is coordinating LED light replacements and is obtaining additional pricing for trouble shooting and repairs. Manny Mendez informed the Board that additional gate openers (clickers) should be purchased and perhaps the software should be updated. The Manager will obtain clicker ordering information and check with All Channel, contractor, regarding any possible new software requirement.

B. Architectural Review Committee. The Committee reported approval of home repaints at 5643 White Ibis, 21326 Preservation, and 21127 Marsh Hawk; shingle replacement at 21216 Marsh Hawk; Palm removal at 21206 Preservation; and paver installations at 21208, 21217, and 21314 Marsh Hawk. Manny Mendez will forward Management copies of the approval application forms. Mark Foster reported that the committee is currently comprised of himself as Chair and Manny Mendez as second member. Marie Hammer has resigned, leaving an opening for a third volunteer. On motion by Bernie Tanguay, duly seconded, the Board unanimously agreed to adopt the revised paint color standard and scheme as submitted by Marie Hammer.

C. Events/Social Committee. The Community garage sale remains scheduled for April 16, from 8 AM to 2 PM. Bernie Tanguay will open and close the gate for the event period. There is a private wedding at the Boardwalk this weekend.

D. Web Site/Community News. The Manager was asked to include in a future mailing, a notice to owners that community news and events are posted onto the website until volunteers step forward to publish a newsletter.

E. Welcome Committee. There was no report.

F. Storage Shed Committee. Committee work by members Carl Gebelein and Bernie Tanguay remains on hold pending completion of the camera project. The Committee will begin presenting options very soon.

VII. Unfinished Business

No action was taken regarding a new procedure for mailbox replacement and determining new mailbox alternatives. However, Mark Foster has made contact with a contractor involved in the initial design and product used when the subdivision was developed. Additional information and follow-up is pending.

VIII. New Business

Rick De La Rosa, contractor, presented the Board and owners in attendance information regarding various roofing options and material specifications

IX. Homeowner Input

Homeowners at the meeting were permitted to address the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 8:34 PM.