

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
May 12, 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, and Bernard (Bernie) Tanguay
Not Present: Manny Mendez
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 April 14, 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 April 30, 2016. An updated report on collection matters was also distributed and reviewed.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance to include recent problems with the center island irrigation. A contractor was located who might be able to repair the sunken launch dock at the Boardwalk within a number of days. The Manager will discuss repairs with this contractor as three other contractors contacted are not available to repair the dock for several weeks. Non-chemical pressure washing of the Boardwalk remains scheduled for the end of May. There was no report by Management on the search for design concepts to improve the appearance of the entrances. Lake conditions are being monitored for algae blooms. The Manager continues search for a new trash service provider. The Manager is looking into needed repairs to the edges of the column at the entrance monument sign. A hundred replacement entrance gate openers will be ordered

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The Board requested management pay particular attention to yards requiring improvement.

C. Legal. The Manager updated the Board on the HOA foreclosure of 5824 Fish Crow.

VI. Reports

A. Preservation Committee. Carl Gebelein updated the Board on adjustments to the new camera system. The second and third draw payments for the camera contract remain on hold. There are a few handrails on the boardwalk scheduled for repair. There remains a system problem with south gate access. Manny Mendez continues to coordinate repair.

B. Architectural Review Committee. The Board unanimously approved the removal of an overgrown and dangerous Washingtonia Palm at 21207 Preservation. A third volunteer remains needed to complete the ARC Committee.

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

D. Web Site/Community News. There was no report.

E. Welcome Committee. Bernie Tanguay reported that the Committee has one recent new owner to welcome.

F. Storage Shed Committee. There was no report.

VII. Unfinished Business

No action was taken regarding a new procedure for mailbox replacement and determining new mailbox alternatives. Mark Foster reported that he has not heard back after an initial contact with one possible source for mailboxes. Carl Gebelein shared the name and phone number of another source for the Manager to contact.

VIII. New Business

There was no new business.

IX. Homeowner Input

There was none.

X. Adjournment

There being no further business, the meeting was adjourned at 8:01 PM.

Approved by the Board on June 9, 2016