

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**February 11, 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 January 14, 2015, Regular Board Meeting and approved the minutes as presented.

**IV. Lawn Service Contract**

Joel McGuire of McGuires Beautiful Outdoor Lawn Service addressed the Board regarding the proposed \$ 200 monthly increase in service cost. Mr. McGuire also responded to Board concerns and expectations about service.

**V. Treasurer's Report**

The Manager provided for Board review the financial report for the period ending January 31, 2016. An updated report on collection matters was also distributed and reviewed by the Board.

**VI. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Foam column caps at the main entrance are being scheduled for repair. The south pedestrian gate has been repaired. Additional street light repairs have been called in to Duke Energy. Entrance lighting requires repair and Manny Mendez will investigate. The Manager provided a final draft of a neighborhood social directory. Diane Butler suggested some format changes which the Manager thought might not be possible with the program. On motion by Manny Mendez, duly seconded, the Board unanimously agreed that should the Manager be unable to incorporate the format suggestions that the directory be distributed as presented.

**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 Crow remains on-going.

**VII. Standing Committees**

**A. Preservation Committee.** Carl Gebelein updated the Board on the installation of the new camera system which is still not fully operational. Carl addressed the new phone line expenses and there is a good possibility charges can be reduced by a credit as well as combining the lines into one billing. Carl will look into it. Bernie Tanguay and Carl Gebelein continue working on board replacements at the boardwalk. The Committee informed the Board that more extensive boardwalk repairs will be needed in the coming months or year. The Board discussed that such major repair to the boardwalk, a key community amenity, is a new priority and planning for adequate funding must begin immediately.

**B. Architectural Review Committee.** The Committee reported approval of a home repaint at 21211 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.

**VIII. Unfinished Business**

No action was taken regarding a new procedure for mailbox replacement and determining new mailbox alternatives. Amerigas continues to apply a propane meter charge which is contrary to the bulk services contract.

**IX. New Business**

On motion by Carl Gebelein, duly seconded, the Board unanimously approved the contract price increase for McGuires with the stipulation that the Manager work closely with the contractor to ensure their quality service. The Board discussed recent homeowner complaints of youngsters fishing around the lakes onto the private property of others. Bernie Tanguay will inform the parents to warn the kids to stay off private property.

**X. Homeowner Input**

A Homeowners addressed the Board concerning roof cleaning and committed to re-shingle in a year.

**XI. Adjournment**

There being no additional Board business, the meeting was adjourned at 8:48 P.M.