

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**June 9, 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, Manny Mendez, and Bernard (Bernie) Tanguay

Not Present: Carl Gebelein (Illness)

Manager: Ron Trowbridge

**III. Minutes**

On motion made by Bernie Tanguay Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the May 12, 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 May 31, 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. Entrance center island irrigation has been repaired. The sunken launch dock at the Boardwalk has been repaired and non-chemical pressure washing of the Boardwalk has been completed. There was no Manager report on the search for design concepts to improve the appearance of entrances. The Manager continues search for a new trash service provider and is awaiting call backs. The Manager is still looking into needed repairs to the edges of the column at the entrance monument sign. A hundred replacement gate openers have been ordered. Management has made initial contact with a self employed provider of mailbox decorative relief boards.

**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 HOA foreclosure of 5824 Fish Crow.

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on adjustments and alterations to the new camera system as suggested by contractor engineers. The second and third draw payments for the camera contract remain on hold. A few handrails on the boardwalk remain scheduled for repair. The system problem with south gate access has been resolved. A light fixture at the south entrance remains in need of repair.

**B. Architectural Review Committee.** The Board unanimously approved the roof re-shingle requests of both 21229 Marsh Hawk and 21212 Preservation. The committee still seeks a third volunteer to join.

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

**D. Web Site/Community News.** A Community info page is planned for the website.

**E. Welcome Committee.** There was no report.

**F. Storage Shed Committee.** There was no report.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

Director Diane Butler suggested a number of web site housekeeping items and possible website enhancements. Manny Mendez suggested the interest rates on current CDs are low and will provide management a contact at another bank.

**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 July 14, 2016*