

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
July 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 Bernie Tanguay, Vice President, on the above date at 7:05 P.M. at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida.

II. Roll Call

Quorum Present: Diane Butler, Carl Gebelien, Manny Mendez, and Bernard (Bernie) Tanguay

Not Present: Mark Foster

Manager: Ron Trowbridge

III. Minutes

On motion made by Diane Butler, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the June 9, 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 June 30, 2016. An updated report on collection matters was also distributed and reviewed. The Manager reported on his findings regarding area CD rates and HOA qualification for increased rates. Additional research is required.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. 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 response for an alternate firm. The Manager is still looking into needed repairs to the edges of the column at the entrance monument sign. A hundred replacement gate openers remain on order. There was no update on contact with a possible new 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 reschedule of HOA foreclosure of 5824 Fish Crow.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on installation of additional cameras. A few handrails on the boardwalk remain scheduled for repair in cooler weather. A light fixture at the south entrance remains in need of repair.

B. Architectural Review Committee. The Committee reported approval of the roof re-shingle request of 21219 Preservation, the repaint of 21146 Preservation and the installation of pavers at 21309 Marsh Hawk. The committee remains in need of a third volunteer member.

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

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

E. Welcome Committee. There was no report.

F. Storage Committee. There was no report.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Director Diane Butler suggested trimming and pruning of the palmetto palms at the entrance key pad. Ms. Butler also pointed out that there is a stop sign marred by graffiti. Bernie Tanguay expressed concern over gate maintenance service provided by All Channel. The North entrance gate remains unrepaired and the south exit gate periodically locks open for extended periods. Manny Mendez suggested seeking a replacement gate service contractor. The Manager will address these issues.

IX. Homeowner Input

There was none.

X. Adjournment

There being no further business, the meeting was adjourned at 7:56 PM.

Approved by the Board on August 11, 2016