

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**August 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 July 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 July 31, 2016. An updated report on collection matters was also distributed and reviewed. On motion by Bernie Tanguay, duly seconded, the Board unanimously agreed to charge the new gate operator and safety loop wiring at the north gate entrance to reserve funds.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The replacement gate operator and safety loops for the north entrance gate have been installed. Additional adjustments are necessary. Palm trimming of the 22 palms is completed and the Board asked the Manager to look into their removal and replacement with more appealing trees since the palms are way too tall. A new stop sign will be installed to replace one that was vandalized. New information signs and a speed sign have been ordered to replace the faded ones at the north entrance. Bernie is making two new sign posts to which to attach the new signs. 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. 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 panels.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The removal of grass clippings from the street continues to be a problem with a number of residents. A resident continues to block the sidewalk with cars parked in the driveway.

**C. Legal.** The Manager updated the Board on the pending HOA foreclosure of 5824 Fish Crow. The tenant did divert rent to the HOA Attorney as demanded pursuant to State Statute.

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on installation of additional cameras. Under pavement wiring has been added and additional work is required to activate the camera set for recording entering vehicles. Carl Gebelein will attempt to locate a contractor to install a wooden bench at the boardwalk to replace the standalone models which have persistently been vandalized. The Manager will also contact the contractor who repaired the dock to see if he can provide a quote on a bench as well.

**B. Architectural Review Committee.** There were no architectural matters to consider. A recent incomplete re-paint submission was administratively denied pending receipt of color samples. 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**

The Board discussed concerns over on-going vandalism at the boardwalk. In order to accommodate the Manager's schedule, the September meeting was moved from the normal second Thursday of the month to the following Thursday, September 15, 2016.

**IX. Homeowner Input**

There was none.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:04 PM.

*Approved by the Board on September 15, 2016*