

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 15, 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 7:15 P.M. at the residence of Director Diane Butler, 21206 Preservation Drive Land O' Lakes, Florida. The meeting was relocated from the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida, due to last minute non-availability of the facility.

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 Manny Mendez, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the August 11, 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 August 31, 2016. An updated report on collection matters was also distributed and reviewed. Management presented a proposed 2017 budget for discussion. The 2017 Budget is to be adopted at the October Board Meeting.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Additional adjustments to the gates have been completed. The Manager has included Washingtonia palms removal and replacement in the proposed 2017 budget. New information signs and a speed sign were received and are planned for installation by volunteer Bernie Tanguay at the north entrance. The Manager reported that he has scheduled a meeting with a landscape architect to look into improvements to landscaping at the entrances as part of continuing efforts to obtain design concepts to improve the appearance of entrances including the walls and monument sign. 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. Management continues working to get the sidewalk section on White Ibis replaced. Pasco County Utilities has not responded

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 pending HOA foreclosure of 5824 Fish Crow. The tenant continues to 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. Cameras are still not working to the quality as advertised. At the next Board meeting, contractor invoices will be reviewed and determination made as to what payments should be made. Installation of a new wooden bench at the boardwalk to replace the standalone models has been delayed until such time as plans are developed for needed major repairs to the lake-side portion of the boardwalk.

B. Architectural Review Committee. The Board was updated on recent architectural modification approvals. A black aluminum picket fence was approved at 21229 Preservation Drive and a repaint of the home in standard colors was approved at 21351 Marsh Hawk. The committee remains in need of a third volunteer member.

C. Events/Social Committee. The Board confirmed that the next community garage sale will be in the spring. There will be no fall garage sale event.

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

E. Welcome Committee. There was no report.

F. Storage Committee. There was no report.

VII. Unfinished Business

There was no update on contact with a possible new provider of mailbox decorative relief panels.

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 8:30 PM.

Approved by the Board on October 13, 2016