

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
December 8, 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 6:15 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, and Bernard
(Bernie)Tanguay
Not Present: Manny Mendez (Illness)
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 November 10, 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 November 30, 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. Management is still awaiting a service agreement proposal for the gate openers and gate assemblies. The Manager has recently met with a landscape architect and is awaiting a proposed plan for improvements to landscaping at the entrances. The Manager continues search for a new trash service provider. The Manager is still looking into needed repairs to edges of the column at the entrance monument sign and will include that work in any possible redesign project for the entrances. A hundred replacement gate openers remain on back order. Management has met with the concrete contractor and is still awaiting a quote on the possible repair of numerous sections of uplifted sidewalks within the subdivision. County Public Works has repaired the sanitary sewer line failure and asphalt at the manhole on Preservation Drive. The Manager has obtained a \$ 1500 quote for oak tree canopy elevation at the entrances. The ponds have been retreated for algae. Street light outages have been reported to Duke Energy.

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.

D. Annual Meeting. The Manager updated the Board on the annual homeowners meeting to be convened at 7:00 PM this evening

VI. Reports

A. Preservation Committee. Mark Foster will contact the camera system contractor to coordinate a meeting to resolve camera quality and billing issues. LED light fixtures at the south gate remain under repair. Issues with boardwalk deterioration remain under review. Bernie Tanguay is working on repainting and cleaning street signs and replacing street sign posts at the entrances. Mr. Tanguay also repaired and replaced broken pickets on the wood picket fence at the common grounds near the sewer lift station.

B. Architectural Review Committee. The Committee reported approval of a screen enclosure for 5832 Fish Crow, driveway pavers for 21226 Preservation and roof shingle replacement at 21133 Marsh Hawk.

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

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

Bernie Tanguay reported that a satisfactory contractor has been located for replacement mailbox relief boards. The Manager will obtain contact information for repairs or replacements going forward.

VIII. New Business

A. The Board and Management began initial review of the gate code issue process and the managing of gate operations currently controlled by Manny Mendez. Further discussion was tabled until Manny Mendez is able to attend a meeting

B. Management provided the Board a draft corporate resolution from the Attorney pertaining to the clarification of the rules for portable basketball goals. The Board will review the document and plans on executing the document at the next Board meeting.

IX. Homeowner Input

There was none.

X. Adjournment

There being no further business, the meeting was adjourned at 7:05 PM.

Approved by the Board on January 12, 2017