

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
October 13, 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 Bernie Tanguay, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the September 15, 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 September 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 looking into a service agreement for the gate openers and gate assemblies. New, replacement information signs and a speed limit sign remain scheduled for installation by volunteer Bernie Tanguay at the north entrance. The Manager has met with a landscape architect to look into initial 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 the 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. The sidewalk section on White Ibis has been replaced and Management will meet with the contractor to obtain a quote on the possible repair of numerous other sections of uplifted sidewalks within the subdivision. Portions of the perimeter wall have been pressure washed to remove dirt and mildew. Common grounds planting beds have been re-mulched and two dead ornamental trees removed. One of two inoperable/damaged street light posts have been repaired by Duke Energy.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The enforcement of lawn condition violations were discussed.

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 upcoming annual homeowners meeting on December 8. First Notice of Meeting has already gone out. Deadline for turn-in of Notices of Intent for Candidacy for the election of Directors is October 28.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on installation of additional cameras. A meeting between the Board of Directors and the contractor will be scheduled to finalize outstanding amounts owed and under possible dispute. Management will pull the original contract agreement for the cameras for Board reference. Installation of a new wooden bench at the boardwalk to replace the standalone models recently repaired remains delayed until such time as plans are developed for needed major repairs to the lake-side portion of the boardwalk. Carl Gebelein volunteered to assist in obtaining bids for the major repairs currently anticipated for the boardwalk.

B. Architectural Review Committee. The Board was updated on recent architectural modification approvals. A roof re-shingle was approved at 21246 Preservation Drive, a driveway expansion approved at 21229 Marsh Hawk, and installation of a screen enclosure approved at 21336 Marsh Hawk Drive. The committee remains in need of a third volunteer member.

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

D. Web Site/Community News. Manny Mendez will work to get the paint standards linked in color to the web site.

E. Welcome Committee. There was no report.

F. Storage Committee. There was no report.

VII. Unfinished Business

There has been no response from the possible new provider of mailbox decorative relief panels. Management will re-contact the previously identified gentleman who had a router and mentioned he might be able to produce the wood relief panels encasing the mailboxes.

VIII. New Business

On motion by Bernie Tanguay, duly seconded, the Board unanimously approved the 2017 operating budget which reflected no change from 2016 assessment amounts. The Board reviewed gate opening procedures for baby showers and open houses.

IX. Homeowner Input

There was none.

X. Adjournment

There being no further business, the meeting was adjourned at 8:35 PM.