

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 12, 2017
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 Rock Roque
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 December 8, 2016, Regular Board Meeting as well as the minutes of the December 8, 2016, Organizational Board Meeting and approved both the minutes as presented.

IV. Treasurer's Report

The Manager will forward to the Board the December 2016 financial report tomorrow. The Manager updated the Board on collection matters.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Management has obtained a quarterly service agreement quote of \$ 599 per year from Precision for the gate operators. On motion by Rock Roque, duly seconded, the Board unanimously approved the agreement. The Manager is still awaiting a quote from the landscaper 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. Replacement gate openers remain on order. Management is still awaiting a quote on the possible repair of numerous sections of uplifted sidewalks within the subdivision. Oak tree canopy elevation is scheduled. The Manager has obtained obtain contact information for repairs or replacements of mailboxes going forward and will coordinate website update. The Manager informed the Board of an increase in institutional investors buying homes throughout the States

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.

VI. Reports

A. Preservation Committee. Mark Foster and Manny Mendez are coordinating a Board meeting with the camera contractor to resolve camera quality and billing issues. Bernie Tanguay is nearly completed with the repainting and cleaning of street signs and replacing street sign posts. Manny Mendez proposed a change in the selected lights for the entrances. On motion by Rock Roque, duly seconded, the Board unanimously agreed for Manny to purchase lights with a wider beam than originally specified

B. Architectural Review Committee. The Committee reported approval of a shingle roof replacement at 21337 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

A. The Board reviewed the gate code operation procedure with Manny Mendez who has been the volunteer for the operation for many years. Planning for backup to Manny is important. Mr. Mendez agreed to continue the service, however, suggested some sort of compensation for his work.

B. The Manager will bring to the next meeting for Board signature, an updated copy of the Corporate Resolution to establish policy on display of portable basketball goals.

VIII. New Business

Diana Butler suggested modest monetary compensation for Directors. The Manager will consult with the HOA Attorney for legality. Also, community holiday lighting in the common area needs to be removed.

IX. Homeowner Input

There was none.

X. Adjournment

There being no further business, the meeting was adjourned at 8:25 PM.

Approved by the Board February 9, 2017