

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
April 13, 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 Carl Gebelein, Vice President, on the above date at 7:07 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
Manager: Ron Trowbridge

III. Minutes

On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the March 9, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager presented the Board the March 2017 financial report and updated the Board on collection matters. The Manager updated the Board on the Bank's foreclosure of 5824 Fish Crow. Association Insurance has renewed without cost increase.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. The Manager has received a preliminary quote from the landscape designer for improvements to landscaping at the entrances and it is under review. Meetings with entrance design contractors are still pending. 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. Management is still awaiting a quote on the possible repair of numerous sections of uplifted sidewalks within the subdivision. The Manager updated the Board regarding the small claims court filing for the failure of the former contractor to deliver ordered gate openers. The problem of entrance gates dragging over the curb has been addressed.

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

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on gate camera quality and necessary additional lighting. With contracted work satisfactorily completed, final payment to the vendor can be made. On motion by Carl Gebelein, duly seconded, the Board unanimously agreed to purchase an additional spot light on the exit camera pole to aid in the clear recognition of license plates of exiting vehicles. Mr. Mendez has confirmed a compatible model of gate openers that can be purchased from the internet at reduced price. Carl Gebelein updated the Board on the required boardwalk repairs.

B. Architectural Review Committee. The Committee reported that approvals were given for repainting of 21219 Preservation, new landscaping at 5832 Fish Crow, and fencing at 21336 Marsh Hawk.

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

D. Web Site/Community News. Policy on portable basketball goals has been posted onto the website.

E. Welcome Committee. There was no report.

F. Storage Committee. There was no report.

G. Community Garage Sale. Remains scheduled for April 22. Banners will go out on Sunday April 16. __

VII. Unfinished Business

A. The Board continued discussion with Manny Mendez over his request for compensation for managing the website as well as his work on the computerized gate access system. The Board recognized that the Association is saving costs by Manny's volunteer work. The Board reviewed Mr. Mendez's proposal for compensation. On motion by Rock Roque, duly seconded, the Board unanimously approved compensation to Manny Mendez of \$ 50 per month.

B. A copy of the recently adopted policy on portable basketball goal display will be mailed to the homeowners at the next available mailer opportunity.

VIII. New Business

The Board established April 22, 2017 as the community garage sale date

IX. Homeowner Input

A homeowner in attendance reported that yard debris in a neighbor's rear yard has been removed and there is a concern about neighbor's barking dogs and alligators in the pond.

X. Adjournment

There being no further business, the meeting was adjourned at 8:11 PM.

Approved by the Board May 11, 2017