

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
February 9, 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: Mark Foster, Manny Mendez, and Rock Roque
Not Present: Diane Butler and Carl Gebelein
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 January 12, 2017, Regular Board Meeting

IV. Treasurer's Report

The Manager presented the Board the January 2017 financial report and updated the Board on collection matters. The 2016 year-end report has been forward to the Accountant for preparation of the 2016 Federal Tax return and the compilation of the State required Cash Receipts and Disbursement report.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. The Manager is still awaiting a quote from the landscape designer for improvements to landscaping at the entrances. Meetings with entrance design contractors are pending. The Manager presented a proposal for trash hauling service by an alternate contractor. The expense being nearly double what is currently paid, the Board took no action. 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 White Ibis pond has received additional algae treatment. The Manager reported that for planning purposes, new mechanical gate operators for the south gates will costs approximately \$ 10,000 per contractor quotes. Information regarding a mailbox replacement source was forwarded to Manny Mendez for posting onto the website. The Board reminded management that no payment for services, except for reasonable deposits should be made prior to satisfactory completion of services or acceptable delivery.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The Board agreed to refer a long standing issue of failure to repaint a home to the HOA Attorney for a demand to comply letter. Rock Roque suggested management forward a letter to a non-compliant homeowner, affirming that standards apply to all homeowners.

C. Legal. The Manager updated the Board on the pending HOA foreclosure of 5824 Fish Crow.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on gate camera quality and the outstanding invoice. The Manager reported that Committee Member Bernie Tanguay has completed the repainting and cleaning of street signs and replacing street sign posts and has restored park benches. Manny Mendez also updated the Board on entrance lighting repairs. Mr. Mendez submitted to the Manager a homeowner check for purchase of a remote gate opener and reported that he may have an on-line source for additional gate openers. The Board suggested Manny order one first to ensure they are indeed compatible and internally coded with specs of the current access system software.

B. Architectural Review Committee. There was no report.

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 opened initial discussion with Manny Mendez over his request for compensation for his time on managing the website as well as his work on the computerized gate access system and agreed to await a meeting with full Board presence for further discussion.

B. Lacking a full Board present, the Board tabled execution of the written Corporate Resolution to establish policy on display of portable basketball goals.

VIII. New Business

The Board discussed coordination of special gate opening during an upcoming, outside lady's club gathering at a neighbor's home. The Board discussed Director compensation which was confirmed by the HOA Attorney as allowed in the Governing Documents. None present expressed a desire to pursue such compensation but agreed to await a meeting with full Board presence for further discussion.

IX. Homeowner Input

There was none.

X. Adjournment

There being no further business, the meeting was adjourned at 8:20 PM.

Approved by the Board March 9, 2017