

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
July 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 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, and Manny Mendez
Not Present: Rock Roque (Illness)
Others Present: Ron Trowbridge, Manager, & Bernie Tanguay, Preservation Committee

III. Minutes

On motion made by Carl Gebelein duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the June 8, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager presented the Board the June 2017 financial report and updated the Board on collection matters. Manny Mendez turned over to Management \$ 30 in fees received for the purchase by homeowners of gate openers.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. The Manager is planning to meet with a different landscape designer and another wall design contractor, however, meeting dates have not yet been set despite best efforts. \$ 3500 in sidewalk repairs have been completed and an additional \$ 3500 remains needed for Phase II repairs. The Board had no objection to the Manager proceeding with Phase II repairs as soon as can be scheduled. Gate arm replacement is pending on both south gate operators. The south side opener remains inoperable. New arms are being fabricated at the welding shop. Two alligator trapping permits have been issued by the Florida Wildlife Commission. Quotes are being obtained for oak tree canopy elevations in the common grounds. The Manager will dust off quotes obtained last year for removal of the 19 Washingtonia Palms. The Manager has made initial contact with a storm sewer cleaning contractor to obtain quotes for possible cleaning as necessary of the HOA's private storm sewer lines. The Court hearing date for the legal claim against the former gate contractor remains scheduled for September 25, 2017. The lake contractor was called for extra algae treatments at Lake Anhinga. At the request of the Manager, the Board agreed that the September Board meeting will be moved up a week to September 7, 2017.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters. A copy of the recently adopted policy on portable basketball goal display remains scheduled for distribution to homeowners as an insert to the next community mailer opportunity. The Manager will look into recent reports by a handful of residents

that there are several locations where vegetation from an owner's lot is encroaching into the sidewalk making it difficult to walk freely.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on pending gate camera relocation and enhanced lighting. Mr. Mendez also updated the Board on the three quotes obtained for required extensive boardwalk repairs. Some additional review of job specifications is required and a decision by the Board on the final bids was suggested for the next Board meeting

B. Architectural Review Committee. On behalf of the homeowner at 5643 White Ibis, the Manager will present to the Committee an Architectural Approval Request for the recent roof tile replacement. The Board determined that lattice attachment to lanais require Committee approval.

C. Web Site/Community News. Manny Mendez is looking into transferring web hosting to Amazon.

D. Welcome Committee. There was no update.

E. Storage Committee. Carl Gebelein presented plans for purchase of a storage shed and concrete paver flooring for HOA supplies. On Motion by Manny Mendez, duly seconded, the Board unanimously approved the purchase by Carl from Home Depot of a Rubbermaid 5' x 6' shed to be erected onto concrete paving stones behind the sewer lift station on Preservation Drive.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Bernie Tanguay expressed concern regarding teens trespassing around lakes. Having not been at the last meeting when this concern was addressed, the Board reiterated to Mr. Tanguay its policy that no enforcement action from the HOA is required since the teens are on homeowner property and it is up to the homeowner to control access to their own lots.

IX. Homeowner Input

A homeowner in attendance expressed concern over the appearance of the exterior perimeter wall and the attached fig vines and volunteered to present the Board at its next meeting options for improving the outward appearance of the community.

X. Adjournment

There being no further business, the meeting was adjourned at 8:15 PM.