

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
June 8, 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 7:00 P.M. at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida.

II. Roll Call

Quorum Present: Diane Butler, Carl Gebelein, Manny Mendez and Rock Roque

Not Present: Mark Foster

Others Present: Ron Trowbridge, HOA Manager

III. Minutes

On motion made by Manny Mendez, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the May 11, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager presented the Board the May 2017 financial report and updated the Board on collection matters.

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 should be able to confirm a meeting date and time with a new wall design contractor by next Board meeting. Sidewalk repairs are scheduled for those sections in dire need. The Court hearing date for the legal claim against the former gate contractor remains scheduled for September 25, 2017. Updated trash guidelines for yard waste pick up have been posted onto the web site.

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 reported there have been several calls regarding teenagers from the community fishing from the pond banks. In response, the Board determined 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.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on gate camera operations and lighting and suggested a camera be relocated. On motion by Rock Roque, duly seconded, the Board unanimously agreed to relocate camera 3 to position 1. Manny Mendez also updated the Board on the required boardwalk repairs and presented an additional contractor quote. A third quote is forthcoming. Carl Gebelein advised the Board regarding supports and stringers that should be replaced. These additional specs will be added to the scope of work as bids are finalized.

B. Architectural Review Committee. The Committee reported that approval was given for repainting of 21303 Marsh Hawk.

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

D. Web Site/Community News. There was no report.

E. Welcome Committee. There was no update.

F. Storage Committee. There was no report.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

There was no new business.

IX. Homeowner Input

A homeowner in attendance expressed concern over alligator sightings and was informed that the State has issued trapper permits.

X. Adjournment

There being no further business, the meeting was adjourned at 7:35 PM.

Approved by the Board July 13, 2017