

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
August 10, 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 7:03 P.M. at the residence of Director Diane Butler, 21206 Preservation Drive, Land O' Lakes, Florida 34638.

II. Roll Call

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

Not Present: None

Others Present: Ron Trowbridge, Manager, & Bernie Tanguay, Preservation Committee

III. Minutes

On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the July 13, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager presented the Board the July 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. Entrance wall redesign and landscaping upgrade options remain on hold due to time constraints. Phase 2 of sidewalk repairs of approximately \$ 3500 is pending scheduling. Gate arm replacement on both south gate operators is ongoing. A quote has been obtained for oak tree canopy elevations. The Board requested the Manager inspect the boardwalk to determine if additional tree trimming or elevation is required at that location and wrap any additional costs into the current quote. The Manager is reviewing the earlier bids for 19 palm removals and has initiated inquiries to Pasco County regarding permitting and any requirement to replace removed palms. Removal bids have come in identical at \$ 7500. The lawn contractor has begun including fig vine pruning to their maintenance work scope and has been asked to recheck irrigation heads and adjust as necessary to minimize overspray causing rust stains on columns. Lake Anhinga continues to be under increased visits and treatment for algae. The Manager has notified Duke Energy of faded pad mounted transformer requiring repainting. A contractor has been contacted to possible quote on an inspection of the subdivision's storm sewer system for debris buildup. The Manager has begun drafting a newsletter for distribution to homeowners. The Court hearing date for the legal claim against the former gate contractor remains scheduled for September 25, 2017. The Board was reminded 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.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on pending gate camera relocation and enhanced lighting. Cameras are functional. Mr. Mendez updated the Board on the re-quote of low bidder Designer Decks and Docks after going back to them with enhanced specs for boardwalk repairs. On motion by Rock Roque, duly seconded and upon unanimous agreement, the Board approved the Designer Decks and Docks bid subject to confirmation of license, insurance and reference checks.

B. Architectural Review Committee. The roof retile of 5643 White Ibis was approved by the Committee.

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

D. Welcome Committee. There was no update.

E. Storage Committee. Carl Gebelein has purchased the Board approved Rubbermaid 5' x 6' storage shed and seeks volunteer help in erecting the small structure behind the sewer lift station on Preservation Drive.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Manny Mendez reported that he had a contractor elevate tree branches at the south entrance to the boardwalk. The Board affirmed that all contractors must be licensed and insured.

IX. Homeowner Input

There was none.

X. Adjournment

On motion by Rock Roque, duly seconded and upon unanimous agreement, the meeting was adjourned at 8:08 PM.

Approved by the Board on September 7, 2017