

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 7, 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 7:02 P.M. at the at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, 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 August 10, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager reported that the August 2017 financial report is not yet available and will be forwarded to the Board at a later date. Delinquent accounts were reviewed. A draft YR 2018 budget is forthcoming via email and will be formally presented at the next Board meeting. The Manager informed the Board of good news that the roadway resurface bids now coming in are less than what has been set aside in reserve.

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 will be completed this week. The south exit Gate operator is pending replacement. The Board discussed Precision's quarterly gate service contract which will remain in place and commence this quarter. The Manager reported that he has inspect the boardwalk and determined no additional tree trimming or elevation is required at that location and the recently obtained tree elevation quote for trees elsewhere remains valid. Manny Mendez disagreed and expressed that additional trees do require work at the Boardwalk according to his desired contractor. The Board scheduled a walkthrough to verify any required additional tree work. The Manager continues working with the contractors bidding on palm removal to determine what the County will require in the way of replacement trees for the removed 19 palms. A contractor has been inspecting the storm sewer system for possible blockages. The lawn service contractor has again been asked to ensure irrigation heads to the extent possible, are directed away from columns and other structures to minimize rust stains. The Manager's newsletter for distribution to homeowners remains pending. Bernie Tanguay has requested that the newsletter include a reminder of the need to blow grass clippings off the streets and sidewalks. The Court hearing date for the legal claim against the former gate contractor remains scheduled for September 25, 2017.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on continuing modifications to the gate camera system. Carl Gebelein presented in detail the Steffens Marine Construction Service, Inc. bid for the repairs to the boardwalk which would replace the previously approved contractor quote. On motion by Carl Gebelein, duly seconded the Board unanimously approved the Steffens bid which includes enhanced stringer supports and the addition of composite decking material. Management will contact Steffens for required documents to finalize the contract package.

B. Architectural Review Committee. Reroofs at 5717 White Ibis and 5712 Golden Owl were approved by the Committee. Manny Mendez informed the Board that he would like to submit an ARC request to replace persistently dying plantings along the sidewalk with stone and in response, the Board asked that Mr. Mendez go ahead and submit a formal request which would be favorably considered.

C. Web Site/Community News. Manny Mendez updated the Board on the recent transferring of web hosting to Amazon and reported that homeowner Jason Hamilton was of great assistance in completing a difficult operational transition. On Motion by Manny Mendez, duly seconded, the Board unanimously agreed to pay \$ 100 to Mr. Hamilton for his invaluable expertise and work. Mr. Mendez asked the Board how far back in time should the web site carry meeting minutes and was advised that minutes may remain on the site depending on memory capability.

D. Welcome Committee. Bernie Tanguay reminded Management to include Marie Hammer as an addressee for new owner updates.

E. Storage Committee. Carl Gebelein updated the Board on the pending installation by volunteers of the new shed.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

There was no new business.

IX. Homeowner Input

There was none.

X. Adjournment

On motion by Rock Roque, duly seconded and upon unanimous agreement, the meeting was adjourned at 7:55 PM.