

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
October 12, 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 at the Pasco County Senior Services 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

III. Minutes

On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the September 7, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager and Board reviewed the September 30, 2017 financial report and delinquent accounts status.

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 has been completed. The new gate operator at the south exit gate has been installed. Pressure washing of entrance and perimeter walls is ongoing. Two quotes are in for the roadway overlay and a third is pending. The Manager was informed that at least one tree leaning against the boardwalk required removal. 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. The storm sewer contractor reports that soil deposits are most likely restricting storm water flow into the retention ponds and management will continue working with the contractor to schedule a clean-out. The Manager's newsletter is in final draft and the Manager asked if there are any additional suggestions for content. Diane Butler suggested the newsletter include information on the annual holiday party at the Marsh Hawk cul de sac. Management has provided the Board a list of vendor contacts for internal use. The Court has awarded the HOA a monetary judgment against the former gate contractor.

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

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on the gate camera system. An additional camera is required and relocation of another is planned. Mr. Joseph Steffens from Steffens Marine Construction Service, Inc. personally presented his

boardwalk contract proposal to the Board for boardwalk repairs. The presentation included an option for approximately \$ 6,200 in additional work not included in the original approved contract. On motion by Carl Gebelein, duly seconded the Board on a vote of four (Butler, Foster, Gebelein, Roque) FOR and one (Mendez) AGAINST, approved the revised contract with additional work by Steffens. Management continues working with Steffens for required documents to finalize the contract package. The Board discussed extensively its process for boardwalk bid reviews and the eventual approval of the Steffens boardwalk contract while striving to obtain the best price for the HOA. Noting that there was a much higher bid (\$ 100k), the decision to approve Steffens (\$ 60k) came down to which of the two lower bidders was most qualified for the extensive work planned. Such consideration in the view of a majority of the Directors led the Board to select Steffen's mid range bid. Manny Mendez reported that the gate contractor recently suggested the community consider replacing the three remaining iron entrance gates with lighter aluminum gates.

B. Architectural Review Committee. A re-shingle of the roof at 21326 Preservation was approved as was the installation of river rock ground cover along a small portion of the sidewalk at 5717 White Ibis.

C. Web Site/Community News. The Board approved payment of \$ 100 has been forwarded to Homeowner Jason Mr. Hamilton for his invaluable expertise and recent work on the website. There was no further report.

D. Welcome Committee. The Manager reported that recent home sales have occurred at 21200 Preservation, 5701 White Ibis and 21219 Marsh Hawk. This information has been forwarded to Marie Hammer of the Welcome Committee.

E. Storage Committee. Carl Gebelein updated the Board on the pending installation by volunteers of the new shed. There will be an additional site prep charge for the recent groundwork and flooring for the shed

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

A. YR 2018 Budget. On Motion by Rock Roque, duly seconded, the Board unanimously approved the YR 2018 budget which included an annual assessment of \$ 1020 per year, payable in monthly installments of \$ 85 per month by qualified homeowners in good standing. It was noted that the 2018 assessment is a decrease from the \$ 90.00 per month of the past four years. The increase to \$ 90 in 2014 was necessary in order to accelerate the set aside for the asphalt overlay of the community roadways which is now scheduled for the first quarter of 2018. The overlay reserve is fully funded and there is a real opportunity to realize significant savings of nearly \$ 25k in the overlay expenses based on current, preliminary quotes. At the upcoming Annual Homeowners Meeting on December 14, 2017, Homeowners will be asked to approve the transfer of any cost savings in roadway overlay to the boardwalk account in order to make up for the additional funds required for the boardwalk above and beyond current boardwalk reserves. In preparing the YR 2018 budget, the Board of Directors initially intended to reduce the assessment to the level set prior to 2014 when the increased street overlay

reserve set aside kicked in; however, it became clear that additional set aside is required in anticipation of major repairs to the two approaches to the lake side boardwalk. The 2018 assessment monthly payment plan of \$ 85.00 includes \$ 5.00 to be allocated exclusively to a reserve set aside for additional boardwalk repairs

B. Annual Homeowners Meeting. The Manager updated the Board on the upcoming annual Owners Meeting on December 14, 2017. The First Notice of Meeting is being mailed Homeowners this week. There are three Director positions open with the expiration of the terms of Diane Butler, Mark Foster, and Carl Gebelein. Directors Manny Mendez and Rock Roque each have another year on their terms. The Board of Directors, as self appointed Nominating Committee, unanimously agreed to adopt the self nomination process as outlined by Chapter 718 of the State Statutes as the fairest method of identifying candidates for the election. By membership vote, the two candidates receiving the highest number of votes will be seated for the two available two-year terms and the third highest vote getter will be seated for the one-year term. The membership will also be asked to vote on the transfer of cost savings from the roadway overlay fund to the boardwalk account to cover boardwalk costs above the current reserve set aside.

IX. Homeowner Input

A homeowner expressed concern over the condition of a neighbor's unkempt lawn and requested a copy of the Governing Docs be sent her. Another homeowner expressed concern over the reported inability of emergency vehicles to enter through the community gates. The Manager will address both concerns.

X. Adjournment

On motion by Rock Roque, duly seconded and upon unanimous agreement, the meeting was adjourned at 8:50 PM.

Approved by the Board on November 9, 2017