

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Annual Membership Meeting**  
**December 14, 2017**

**Minutes**  
**UNAPPROVED**

**I. Call to Order**

The Annual meeting of the Membership for the Preserve at Lake Thomas was called to order by Carl Gebelein, Vice President and Meeting Chairperson, at 7:02 PM on the above date at the Pasco County Senior Services Center, 6801 Wisteria Loop, Land O'Lakes, Florida.

**II. Proof of Notice**

The Manager, Ron Trowbridge of the Trowbridge company, inc. Managing Agent, reported that meeting notices were forwarded by US Mail to the Membership on October 11, 2017 and November 11, 2017 in accordance with notice requirements of the Association By-laws. An affidavit to that effect will be filed in the official records.

**III. Quorum**

In accordance with Florida State Statutes, 36 members present in person or by proxy constitute a quorum. The Manager reported that 33 valid and certified proxies had been received and that 3 members were physically present. There being 36 members present in person or by proxy, a quorum was established.

**IV. Minutes**

On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Membership waived the reading of the minutes of the December 8, 2016, Annual Membership Meeting and approved the minutes as presented.

**V. Reports**

There were no reports of Officers or Committees. The Manager reported that the annual assessment for 2018 is \$1020 payable in monthly installments of \$ 85 and explained how the assessment was determined. The Manager also reported that entrance recording cameras are operational, the lake portion of the boardwalk was repaired and fortified and the approaches will be addressed in future years, the emergency services entrance through the gate has been repaired and is operational, storm sewer drainage in being cleaned throughout the subdivision, and in 2018, 21 entrance palms will be removed and replaced with ornamental trees and that landscaping improvements at the entrances are planned.

**VI. Election of Directors and Vote on Reserves**

Nominations from the floor were opened. There being no nominations from the floor, on motion by Rock Roque, duly seconded, the Membership agreed unanimously to close floor nominations. The ballot contained Carl Gebelein, Cris Payne, and Doug Ronk who had each earlier submitted a Notice of Intent as a candidate for the three open positions. The Membership appointed volunteer election officials Diane Butler, Bernie Tanguay, and Virginia Timberlake to jointly count the proxy and meeting ballots votes. Candidates Carl Gebelein and Cris Payne each received the highest number of votes and were therefore seated

for two year terms. Doug Ronk was seated for the open one year term. On a vote of 35 FOR and 1 AGAINST, the Membership approved the transfer of any savings in the 2018 asphalt overlay project from the asphalt overlay reserve account into the operating account to offset the 2017 boardwalk repair operational account expenses which exceeded available boardwalk reserve funds at the time.

**VII. New Business**

The Membership was reminded of the upcoming holiday block party scheduled for December 16, 2017.

**VIII. Adjournment**

There being no further business, the meeting was adjourned at 7:28 PM.

Approved by the Membership on \_\_\_\_\_, 201\_\_