

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 11, 2018

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 Cris Payne, 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: Manny Mendez, Cris Payne, Doug Ronk, and Rock Roque
Directors Not Present: Carl Gebelein

Others Present: Bernie Tanguay, Preservation Committee/ 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 December 14, 2017 Regular Board of Directors Meeting and approved the minutes as presented. On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the December 14, 2017 Organizational Meeting of the newly elected Board of Directors and approved the minutes as presented.

IV. Treasurer's Report

The 2017 End of Year financial report was not yet available. The Manager updated the Board regarding delinquent accounts. Bank account Signature Cards for the new Board were executed.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Common grounds re-mulching and canopy elevations for oak trees and Magnolias have been completed. The Manager has met with two potential commercial lawn service contractors to replace McGuire's Lawn Service. Written proposals are forthcoming. A contractor for a third bid will be contacted by the Manager. A third quote for the roadway overlay should be in by next meeting. Management is still awaiting a response from Pasco County regarding ornamental tree replacement requirements for planned removed palms. A quote from Site Masters for storm sewer clean out at additional street flooding locations has been obtained and the work is scheduled. A drain at Marsh Hawk has already been cleaned. The Manager expects by next meeting to hear back from Gate Masters regarding pricing for aluminum gate replacements. Duke Energy still has not responded to the August request to repaint pad mounted electrical transformers within the subdivision. Entrance wall redesign and landscaping upgrade options remain on hold due to time constraints caused by the focus on higher priorities. The Manager continues to collect the State required Director Certifications from individual Directors.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters. Rock Roque volunteered to draft a letter from the Board of Directors to a homeowner who continues to be non-compliant regarding a number of repetitive Deed restriction violations. The Board reminded Management of a tile roof requiring cleaning.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on the gate camera system and additional GFI outlets at the entrances. Re-staining/repainting of the repaired boardwalk section remains pending after wood curing.

B. Architectural Review Committee. There were no applications for consideration. Bernie Tanguay has provided an updated color code sheet for mailboxes and Management will work with Many Mendez to post it onto the website.

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

D. Welcome Committee. There was no report

E. Holiday Decorations. Volunteers are needed for takedown of holiday decorations.

F. Community Yard Sale. The Board took no action at this time to establish a sale date.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

The Board discussed the recent notice of development regarding a RaceTrac gas station at Ehren Cutoff. Management informed the Board of a homeowner complaint regarding a small alligator sighting in the front pond. Cris Payne is attempting to contact the HOA Insurance Agent for clarification on Directors and Officers Liability coverage.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

On motion by Rock Roque, duly seconded and upon unanimous agreement, the meeting was adjourned at 8:18 PM.