

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**March 8, 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 January 11, 2018 Board of Directors Meeting and approved the minutes as presented. It was noted that there was no February meeting due to a lack of quorum

**IV. Financial Report**

The 2017 End of Year financial report will be forwarded to the Accountant for preparation of the State required 2017 Statement of Cash Receipts and Disbursements. The Manager updated the Board on delinquent owner accounts. The Manager updated the Board on the proposed enhanced HOA insurance policy package which includes liability umbrella coverage and a Worker's Comp plan for Community volunteers. On motion by Rock Roque, duly seconded, the Board unanimously agreed to accept the enhanced insurance proposal and bind coverage for the next year.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The Manager is finalizing review of the proposed new contracts for commercial lawn service to replace McGuire's Lawn Service. Once the new contractor is in place, Management will provide the contractor with the landscaping plan for pricing. The three quotes for roadway asphalt overlay are likewise being reviewed. Roadway work is being delayed a short while until after palm removal. Management is still working with Pasco County regarding ornamental tree replacements for the removed palms. On motion by Manny Mendez, duly seconded, the Board unanimously approved the bid of Bay Area Tree Maintenance to remove the 21 palms. Bay Area is also actively engaged in coordinating with Pasco County permitting. Storm sewer clean out has been completed. Florida Gate Masters advised that the cost for each aluminum replacement gate would be around \$ 5800. Duke Energy has promised to look into to repainting select pad mounted electrical transformers within the subdivision. Entrance wall redesign upgrade options remain on hold. Bernie Tanguay asked the Manager to confirm the new gate hinges on the main entrance gate do not require lubricating.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters. The board discussed restrictions in the Declaration regarding holiday lighting on the exterior of homes.

**C. Management Agreement.** The Manager presented a proposed Management Agreement renewal with increases fees. On motion by Manny Mendez, duly seconded, the Board unanimously approved the renewal contract.

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on the gate camera system and lighting. Electrical outlets at the gates have been modified. Re-staining or repainting of the repaired boardwalk section remains pending.

**B. Architectural Review Committee.** The Committee has approved the repainting of the home at 21418 Preservation Drive.

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

**D. Welcome Committee.** There was no report

**E. Holiday Decorations.** Volunteers have removed a portion of the outdoor holiday lighting at the gate. Light strings remain on a few shade trees and palms. Manny Mendez suggested holiday light removal from palms could be disregarded since the palms themselves are being scheduled for removal.

**F. Community Yard Sale.** The Board established the annual community yard sale date as April 14, 2018.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

The Board requested the Manager forward a letter of thanks to homeowner volunteer Jerry Schmidt for replacing a number of rotted deck boards along the boardwalk.

**IX. Homeowner Input**

A homeowner expressed concern to the Board regarding trespassing at the boardwalk and its entrances. On motion by Rick Roque, duly seconded, the Board unanimously agreed to research possibilities in adding cameras to record activities at the boardwalk

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:20 PM.