

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**April 12, 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 Pasco County Senior Services Center, 6801 Wisteria Loop, Land O' Lakes, Florida 34638.

**II. Roll Call**

Quorum Present: Carl Gebelein, Manny Mendez, Cris Payne, Doug Ronk, and Rock Roque

Directors Not Present: None

Others Present: Ron Trowbridge, Manager

**III. Minutes**

On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the March 8, 2018 Board of Directors Meeting and approved the minutes as presented.

**IV. Financial Report**

The Accountant's 2017 End of Year Statement of Cash Receipts and Disbursements has been completed and is available to the membership upon request. Such notice of availability will be distributed to the Homeowners. The Board and Manager reviewed the March Financial Statement and the Manager updated the Board on delinquent owner accounts. The enhanced HOA insurance policy package has been bound.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The new contract for commercial lawn service by Baycut is in effect. An initial quote from Baycut for landscaping improvements in conjunction with palm removals and tree replacement has been obtained and was shared with the Board. The Manager will attempt to have the final proposed plans with cost estimates at the next Board meeting. This is dependent on hearing back from the County regarding permitting. Roadway work remains delayed pending completion of the palm removal and tree replacements. Entrance wall redesign options remain on hold. Homeowner Jerry Schmidt was sent a thank you letter for recent volunteer repairs to some decayed deck boards at the boardwalk. Volunteers have removed the remaining holiday lighting from the entrance oaks. Management is coordinating for a repainting /re-staining of the repaired boardwalk sections

**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.

**B. Architectural Review Committee.** The Committee has approved the repainting of the home at 5712 Golden Owl, the new landscaping at 21308 Preservation and the rear decorative lights at 21330 Marsh Hawk.

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

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

**E. Community Yard Sale.** The annual community yard sale date remains April 14, 2018.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

**A. Gate Operation.** The Board discussed the possibility of keeping the community gates open during daylight hours. No change was made to the current 24/7 operation.

**B. Pasco County Sheriff Presentation.** Sgt Rivard and Lieutenant Troy of the Sheriff's office spoke with the Board regarding Community Policing, Direct Policing, and trespassing policy. The Board will review handouts provided and at a future time look more closely into the Direct Policing and requirements to certify community street signs and meet other requirements to qualify for enhanced police service in the private community.

**IX. Homeowner Input**

There was no input.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:27 PM.

*Approved by the Board on May 10, 2018*