

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**May 10, 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: Bernie Tanguay, Preservation Committee & 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 April 12, 2018 Board of Directors Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the April Financial Statement and the Manager updated the Board on delinquent owner accounts.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The Manager shared preliminary landscape improvement plans with cost estimates. The HOA is still awaiting a permit from the County for Palm removals and ornamental trees replacements. A designer has been engaged to propose entrance and monument wall redesign options. Management is coordinating for a repainting /re-staining of the repaired boardwalk sections. The south pedestrian gate opener has been replaced. Management is still looking into a possible change in gate repair contractor. Roadway overlay is delayed pending completion of the tree removal and landscape projects. The Manager is still waiting to hear from the insurance agent if the HOA can obtain necessary liability insurance for the potential community policing of the private roads by the Pasco County Sheriff. The Manager has obtained a cost for a traffic engineering study to satisfy the County before community policing can commence, but action is suspended pending confirmation of available insurance. Management was asked to remove the old trash container from the boardwalk entrance.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters. Additional Tow Stickers will be provided the Board.

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on the gate camera System. The idea of installing a no trespassing sign at the boardwalk entrance was discussed but no action taken, as it was noted the same sign at the entrance to the community is applicable to all HOA common grounds.

**B. Architectural Review Committee.** The Committee has approved standard fencing at 21229 Marsh Hawk. The Board and Manager reviewed the ARC approval process.

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

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

**E. Community Yard Sale.** It was reported that a handful of residents participated in the April 14, 2018, community yard sale.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

**A. Boardwalk.** Manny Mendez will look into the installation of electricity at the south boardwalk entrance. Power would then be available for boardwalk lighting as well as for potential installation of recording cameras at the boardwalk. Carl Gebelein will look into the possibility of constructing a kayak launch at the boardwalk.

**B. General.** The Board unanimously approved the special request of a homeowner at 21405 Marsh Hawk, on behalf of her 90 yr old father, to permit use of a street compliant golf cart in the community as well as allow the installation in the rear screened lanai of an above ground pool spa for health reasons.

**IX. Homeowner Input**

There was no input.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:35 PM.

*Approved by the Board on June 14, 2018*