

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**June 14, 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, and Rock Roque  
Directors Not Present: Doug Ronk

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 May 10, 2018 Board of Directors Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the March 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. Repairs to the damaged gate are on-going as well as additional repairs to the keypad. Final cost to repair gate damage is pending confirmation that the gate operator motor will operate properly following repairs. Otherwise, additional cost will be experienced in replacing the motor. The Manager will contact the homeowner whose vehicle was recorded at the gate as the one damaging the gate by pushing it open with the vehicle. The full expense of the damages will be charged the homeowner. Following several months at the County, the Association has finally obtained the long awaited County permit for the palm removal and tree replacement plan. Twenty one Washingtonia palms are scheduled for removal within the next two weeks. Landscaping replacement will commence thereafter. The designer continues in preparation of proposed entrance and monument wall redesign. Management is coordinating for a repainting /re-staining of the repaired boardwalk sections. 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 reported that the insurance company has agreed to include the Sheriff's indemnity clause without cost into the HOA policy if the Association so desires to engage the Sheriff in community policing. The old trash container from the boardwalk entrance has been removed.

**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 and the Board discussed clarity of the camera that is supposed to capture license plates more clearly. Mr. Mendez will obtain quotes on another camera upgrade.

**B. Architectural Review Committee.** The roof at 21223 Preservation was re-shingled without preapproval and the Committee will contact the owner for the application.

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

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

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

**A. Boardwalk.** Manny Mendez is obtaining costs for the installation of electricity at the south boardwalk entrance.

**B. General.** The Board reviewed the entrance camera recording video which identifies the vehicle damaging the gate and requested the Manager contact the owner for restitution prior to any legal action. The Board discussed the community policing option. While Cris Payne was in favor of the plan, the remaining Directors present expressed their thoughts that there was no current need given the low crime experience and very little community speeding. No further action regarding community policing was taken.

**IX. Homeowner Input**

In response to Homeowners in attendance, the Board updated the community on the installation of replacement ladders at the lower dock of the boardwalk. These ladders will be aluminum. A homeowner was updated on the Association's self help mowing of an overgrown lawn at a neighbor's address. Homeowners again complained of neighbor teens trespassing on their private property along the lake and were again reminded by the Board that the matter is between homeowners.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:03 PM.