

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**July 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: 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 June 14, 2018 Board of Directors Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the June 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 crash damaged gate are scheduled. 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. All repair costs will be invoiced the homeowner. Additional keypad repairs are on-going and Gate Masters is recommending a new keypad as the existing Lanier model is obsolete. An additional contractor, TEM Systems, has been asked to troubleshoot the system and quote on a new keypad. Washingtonia Palm removal per the permit is nearly completed and palm stump grinding remains pending marking of underground utilities by Sunshine. Heavy tree canopy elevation at the entrances, as part of the new landscaping plan, is scheduled. Landscaping replacement as permitted will begin shortly. The designer continues in preparation of proposed entrance and monument wall redesign and the Manager has met with the design team regarding the main monument sign. Repainting/re-staining of the repaired boardwalk sections should be scheduled soon. Roadway overlay is delayed pending completion of the tree removal and landscape projects and the Manager has contacted the bidders for any update to their proposals. The pot hole in front of 21146 Preservation was filled as a courtesy by Rose Paving. The Board and Manager discussed the various bids and the Board unanimously authorized the Manager to pursue contract finalization with one of the firms.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters. A motion by Cris Payne, duly seconded, to prohibit a camper even temporarily to be displayed on grassy areas of the lot at 21313 Preservation, by a vote of two (2) (Payne, Mendez) FOR and three (3) (Gebelein, Ronk, Roque) AGAINST failed to pass. The Manager was asked to forward a letter requesting the homeowner make all efforts to park the camper on the driveway when loading or unloading.

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on the gate camera System. Mr. Mendez is speaking with SYNERGY regarding another upgrade for the camera meant to capture license plates and also additional enhanced lighting for imaging.

**B. Architectural Review Committee.** The Committee reported approval of the re-shingled roof at 21223 Preservation. Landscaping plans for the recently approved modifications at 5701 White Ibis have been provided management for the file. It was noted that repainting at 21418 Preservation in alternate approved colors has not yet occurred. A request for a wall mounted heirloom wagon wheel was approved for 21206 Preservation Drive.

**VII. Unfinished Business**

Manny Mendez continues to draft a suggested lighting plan and obtain costs for the installation of electricity at the south boardwalk entrance.

**VIII. New Business**

**A. General.** Carl Gebelein reported that boardwalk ladders have been installed. Cris Payne suggested signs be posted at the boardwalk dock for no swimming and warning of alligators. Management will look into obtaining signs.

**B. Gate Damage Claim.** The gentleman occupant of 21225 Marsh Hawk, who damaged the entrance gate, was in attendance and addressed the Board regarding the incident. The Board unanimously agreed that the full expense of the damages will be charged the homeowner. On motion by Rock Roque, duly seconded, the Board unanimously agreed to offer a payment plan not to exceed an eight (8) month period for the reimbursement to the HOA for damages. It was noted that the gate operations will be monitored to ensure no further repairs to hidden gate damage will be necessary above and beyond the current reimbursement amount. If there are any, such costs will be added to amounts reimbursable to the HOA.

**IX. Homeowner Input**

A Homeowners in attendance expressed concern over the repeated curbside display of construction debris at 21146 Preservation and the fact that debris is never picked up.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:38 PM.