

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 5, 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 July 12, 2018 Board of Directors Meeting and approved the minutes as presented. There was no August meeting.

IV. Financial Report

The Board and Manager reviewed the August Financial reports and the Manager updated the Board on delinquent owner accounts. An owner on a payment plan to reimburse the HOA for gate damages appears to have defaulted and will be sent to collections. There has been a bankruptcy filed on another home. The Manager will present a proposed budget for adoption at the October Board meeting.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Repairs to the crash damaged gate were completed. The keypad at the gate appears to be operating; however, arrangements are being made for a new, replacement keypad in the event of a failure of the old system. Washingtonia Palm removal is completed and the County approved palm replacement plan is progressing. Heavy tree canopy elevation at the entrances, as part of the new landscaping plan, is completed. The Manager continues to review the proposed entrance and monument wall redesign from the designer and noted that the plan as proposed is very expensive. Repainting/re-staining of the repaired boardwalk sections should have been completed by now, but the contractor has been rain delayed. The Manager presented the preferred roadway overlay contractor quote and advised the Board that the Attorney has reviewed the contract which is prepared for execution. The Manager also presented the asphalt engineering report that confirmed full roadway milling is not required in the Preserve and that edge milling is appropriate. On motion by Rock Roque, duly seconded, the Board unanimously agreed to proceed with Rose Paving LLC and include only edge milling of the roadway.

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 and lighting systems. There is a dilapidated bench on the boardwalk. On motion by Rock Roque, duly seconded, the Board unanimously agreed to permit Manny Mendez and Rock Roque to detach, remove and dispose of the bench for a total cost not to exceed \$ 100. Bernie Tanguay has installed the “Alligator” warning signs at the boardwalk.

B. Architectural Review Committee. The Board discussed general organizational matters pertaining to the Committee.

VII. Unfinished Business

Manny Mendez reviewed with the Board the proposals and costs of nearly \$ 10,000 to install metered electricity at the boardwalk. On motion by Rock Roque, duly seconded, the Board unanimously agreed to table any action regarding electricity at the boardwalk.

VIII. New Business

General. The Board discussed implementing a policy for the towing contractor to enter the community between set hours of the late evening to automatically tow vehicles parked overnight on the street. On motion by Rock Roque to reject any such policy, duly seconded, and upon a vote of four (Gebelein, Mendez, Ronk, Roque) FOR and one (Payne) AGAINST, the motion carried and the Board rejected implementation of such towing policy. Manny Mendez requested that the Manager provide additional tow notice stickers to be placed on vehicles improperly parked on the streets.

IX. Adjournment

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

Approved by the Board on October 11, 2018