

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**October 11, 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 7:30 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 September 5, 2018 Board of Directors Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the September Financial reports and the Manager updated the Board on delinquent owner accounts. The Manager assured the Board that the account in collections for gate damage should be collected by the title company at closing of the home sale. There is also the possibility that the owner seller will pay the Attorney directly prior to close.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The Manager continues to review proposed entrance and monument wall redesign plans. Boardwalk new wood sections remain scheduled for repainting. Roadway overlay is being scheduled. The Manager is working to obtain the State Police Report on recent vehicular wall damage to the perimeter wall.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters.

**VI. Reports**

**A. Preservation Committee.** The dilapidated bench at the boardwalk has been removed.

**B. Architectural Review Committee.** The Committee confirmed approval of the repainting of 21200 Preservation Drive and the new fencing at 21219 Preservation Drive.

**VII. Unfinished Business**

There was no new business

**VIII. New Business**

**A. General.** The Manager updated the Board on the upcoming annual membership meeting.

**B. YR 2019 Budget.** On motion by Carl Gebelein, duly seconded, the Board unanimously approved the YR 2019 Operating Budget which contained no increase in the annual assessment over YR 2018.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 8:05 PM.

*Approved by the Board on November 8, 2018*