

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
December 13, 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 6:26 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 Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the November 8, 2018 Board of Directors Meeting and approved the minutes as presented.

IV. Financial Report

The Board and Manager reviewed the November 2018 Financial reports 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. Asphalt roadway overlay has been completed and work is under review. Proposed entrance and monument wall redesign plans are on hold. The Manager believes a contractor has been identified who may be interested in repairing the damaged wall which is constructed of discontinued cement block material. Additional palm replacement planting of holly trees has been completed. Pedestrian gates are being serviced. Doug Ronk reported that replacement notice boards are needed at the exits to replace the deteriorating ones. Manny Mendez requested additional panel locks from Management.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters. It was recommended that residents be told to contact the County regarding loose and/or dangerous dog issues.

C. Annual Meeting Coordination. The Annual meeting is to be called to order following this meeting.

VI. Reports

A. Preservation Committee. Manny Mendez reported on gate camera issues and gate access software concerns. The Board will review the camera system in 2019. On motion by Manny Mendez, duly seconded, the Board unanimously agreed to purchase a replacement key pad entry/system with updated software. The Manager will obtain pricing from TEM. The Manager will also look into replacement of the one remaining older gate opener at the south entrance.

B. Architectural Review Committee. The Committee re-confirmed approval of the repainting of 21141 Marsh Hawk.

VII. Unfinished Business

The Board will continue looking into replacement mailboxes.

VIII. New Business

The Board reviewed a proposal for the addition of an aerator at Lake Anhinga and placed the concept on hold. Homeowner Susan Cuenca addressed the Board and volunteered to assist in publication of future newsletters. The Board unanimously appointed Ms. Cuenca as Newsletter Committee Chair. The Manager will check at this late date into possibly getting some holiday decorations up at the entrances. The Board will look into contracting the service next year.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:10 PM.

Approved by the Board on January 10, 2019.