

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 10, 2019

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 Carl Gebelein, 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.
Doug Ronk at 7:01.
Directors Not Present: None
Others Present: Ron Trowbridge, Manager

III. Minutes

On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the readings of both the minutes of the December 13, 2018 Board of Directors Meeting as well as the Board Organization meeting of December 13, 2018, and approved both minutes as presented.

IV. Financial Report

The Board and Manager reviewed the December 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. The contract for asphalt roadway overlay has been closed out and contractor paid. Proposed entrance and monument wall redesign plans are on hold. The Manager reported no response for the latest contractor regarding repair of the damaged wall which is constructed of discontinued cement block material. The north pedestrian is scheduled for top hinge replacement. Simplex locking mechanism on the pedestrian gate was replaced. The Manager is still working to get the deteriorated message boards replaced at the exits. There has been no response from TEM regarding quotes for a new south entrance gate operator or main entrance keypad and software.

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

VI. Reports

A. Preservation Committee. Manny Mendez reminded the Board that a review and analysis of the gate camera system will be conducted later in the year.

B. Architectural Review Committee. The Committee reported approval of the roof re-shingle at 21226 Preservation.

VII. Unfinished Business

The Board continued discussions on possible replacement of mailboxes. Carl Gebelein suggested use of a decal in place of the carved features and volunteered to look into such option.

VIII. New Business

There was no new business.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:47 PM.

Approved by the Board on February 14, 2019.