

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**April 14, 2022**  
**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 Ken Robak, President, on the above date at 7:00 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

**II. Roll Call**

Quorum Present: Tom Daly, Carl Gebelein, Manny Mendez, Kenneth Robak, and Bernie Tanguay

Directors Not Present: None

Others Present: Ron Trowbridge, Manager

**III. Minutes**

On MOTION by Carl Gebelein, duly seconded by Manny Mendez, the Board unanimously agreed to waive the reading of the March 10, 2022, Regular Board Meeting and approve the minutes as presented.

**IV. Financial Report**

The Manager and Board reviewed the March 2022 Financial Report and the Manager updated the Board on collections.

**V. Manager's Report**

**A. General.** The pedestrian gate lock and wood fence gate behind the lift station have been repaired.

**B. Deed Restrictions Enforcement.** An updated violations list from Management is pending. The Board reported observed violations to Management.

**VI. Reports**

**A. IT Advisory Committee - Gate & Camera Operations.** Management updated the Board on behalf of John Naylor, Committee Chair. The replacement of safety loops at the main gate was discussed. On MOTION by Manny Mendez, duly seconded by Tom Daly, the Board unanimously approved the quote from American Access Controls to install the new loops by the less expensive saw cut method rather than by removing and replacing roadway pavers at the gate.

**B. Architectural Control Committee.** The Manager reported on behalf of the Committee. The Committee approved roof re-shingle at 21351 Marsh Hawk and the exterior repaint of the home in standard colors at 21403 Preservation Drive. Manny Mendez requested ACC forms for posting onto the website and suggested the Committee look into expanded color options and paint schemes for the current HOA standard color pallet

**C. Website/Face Book.** Manny Mendez updated the Board on the website & face book.

**D. Garage Sale.** The Community garage sale remains scheduled for April 23d.

**VII. Unfinished Business**

The Manager updated the Board on obtaining final quotes for major replacement of the boardwalk approaches and researching funding options. Adjustments to the plans for the south approach have been suggested in order to accommodate easier access down the boardwalk for residents carrying kayaks to the water side dock. A final adjusted quote from one contractor is pending.

**VIII. New Business**

**A. ACC Guidelines.** On MOTION by Carl Gebelein, duly seconded by Tom Daly, the Board unanimously approved the new written rule against the staining of driveways. Current stained driveways are being identified and grandfathered.

**B. Welcome Committee.** The Board discussed revitalization and expanded volunteer membership for the Welcome Committee.

**IX. Homeowner Input**

Attending homeowners were afforded the opportunity to address the Board. Concerns regarding uplifted and uneven sidewalks were expressed and the Board will look into identifying those sidewalk sections requiring repair/replacement. A homeowner volunteered to assist in restarting the newsletter publication. A homeowner was directed to the Manny Mendez for obtaining a replacement gate clicker. A homeowner reported issues with uncollected dog waste by a particular neighbor. The Board was asked to confirm the color codes for the mailbox color palette.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:00 PM.

*Approved by the Board on May 12, 2022*