

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
May 12, 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 Manny Mendez, 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: Carl Gebelein, Manny Mendez, Kenneth Robak, and Bernie Tanguay
Directors Not Present: Tom Daly
Others Present: Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded by Bernie Tanguay, the Board unanimously agreed to waive the reading of both the April 14, 2022, Regular Board Meeting and the May 5, 2022 Special Board Meeting and approve the minutes as presented.

IV. Financial Report

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

V. Manager's Report

A. General. Two Oak trees hanging over into Preservation Drive are scheduled for elevation of their canopies.

B. Deed Restrictions Enforcement. Management provided an updated violations list.

C. Legal Update. The Manager updated the Board on pending legal actions.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. Management updated the Board on behalf of John Naylor, Committee Chair. The saw cut replacement of safety loops at the main gate is being scheduled.

B. Architectural Control Committee. There were no submissions since the last meeting.

C. Website/Face Book. There was no report

VII. Unfinished Business

A. Boardwalk. 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 are being incorporated 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 remains pending. Manny Mendez is requesting County permission to remove the cypress tree in the middle of the southern approach in order to avoid any required adjustment along the boardwalk. Carl Gebelein reminded the Board that an adjustment is still required where the south approach connects with the lakeside decking. The Manager confirmed to Directors that the boardwalk reserve funds can only be utilized for boardwalk work.

B. Sidewalks. The Manager is in contact with a contractor to initiate sidewalk repairs/replacement as deemed necessary.

C. Welcome Committee. Marie Hammer earlier notified the Board that she is still interested in serving on the Welcome Committee.

VIII. New Business

Ken Robak orally declared his resignation from the Board of Directors. On MOTION by Carl Gebelein, duly seconded by Bernie Tanguay, and upon unanimous agreement of the Board, homeowner Alex Allende was appointed as Director to the Board to serve the remainder of the term of the resigned Ken Robak.

IX. Homeowner Input

Attending homeowners were afforded the opportunity to address the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 7:52 PM.

Approved by the Board on June 8, 2022