

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
August 8, 2024
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 Jeff Shorts, President and Chairperson, on the above date at 7:00 P.M. at the Land O' Lakes Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

II. Roll Call

Quorum Present: Terry Aunchman, Tom Daly, and Jeff Shorts
Directors Not Present: Christina MacMiller and Frank Sierra
Others Present: Jeannie Shorts & Ileana Gatz, Social Committee
Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Tom Daly duly seconded by Terry Aunchman, the Board agreed unanimously to waive the reading of the July 11, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the July Financial Report and the Manager updated the Board on collections. The budget adjustment coupons have been mailed. The adjusted budget assessment due September 1, 2024 is \$ 391.00 per lot mailbox.

V. Manager's Report

A. General. A bid from Baycut for re-sod of sections of the main entrance boulevard grassy area remains pending. Order of two new park benches and selection of contractor to install them is pending. The boardwalk railing damaged by a fallen tree has been repaired. A No Soliciting Sign is being ordered for the community entrance.
B. Recycling. Management updated the Board on distribution to the community of standard recycling bins under a Waste Connections leasing program.
C. Deed Restrictions Enforcement. Management and Board reviewed Deed restriction violations.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. There was no report.
B. Architectural Control Committee. Since the last Board meeting, the Committee approved landscaping modifications at 21211 Marsh Hawk, a new roof at 21121 Preservation, and new windows at both 21121 and 21127 Marsh Hawk.
C. Social & Welcome Committee. Jeannie Shorts updated the Board on planned events. An October 19 Community Garage Sale in planned as is an "Unwind" social event at the boardwalk on October 6. 21043 Marsh Hawk was selected August Yard of the Month.
D. Website Committee. There was no report.
E. Newsletter Committee. Terry Aunchman updated the Board on newsletter planning.
F. Mailbox Committee. Terry Aunchman updated the Board and meeting attendees on the mailbox replacement project.

VII. Unfinished Business

A. AmeriGas Service Concerns and Customer Relations. A meeting with a local supervisor, Jeff Shorts, and management remains pending.

VIII. New Business

There was no new business.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner requested information on the policy for electric car charging stations. Attendees were reminded of the procedure for reporting street light outages which is on the website.

X. Adjournment

There being no further business, the meeting was adjourned at 7:31 P.M.

Approved by the Board on September 12, 2024