

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
July 11, 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, Christina (Tina) MacMiller, Jeff Shorts, and Frank Sierra

Directors Not Present: Tom Daly

Others Present: Ileana Gatz, Social Committee; Jean Sanner, Website Committee; Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Frank Sierra, duly seconded by Tina MacMiller, the Board agreed unanimously to waive the reading of the June 13, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

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

V. Manager's Report

A. General. A bid from Baycut for re-sod of sections of the main entrance boulevard grassy area is pending. Since the heavy spring fertilization, less area of sod may need to be replaced. Order of new park benches and selection of contractor to install them is pending. Elevation of oak tree canopies at the entrances has been completed as has pressure washing of the entrance areas.

B. Recycling. Management updated the Board on conversations with Waste Connections regarding the acquisition of standard recycling bins. Waste Connections will rent the bins to all resident at a cost to the HOA of a nominal \$ 2.00 per month per home provided all resident participate in recycling with the new bin. Additional feedback from residents was suggested.

C. Deed Restrictions Enforcement. Management and Board reviewed Deed restriction violations.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. A written report was provide earlier by John Naylor who was not available for the meeting.

B. Architectural Control Committee. Since the last Board meeting, the Committee approved the exterior repainting of 21403 Preservation. 21313 Preservation has requested approval of a dock behind the home. Additional information on the proposed dock location is required. Director Christina MacMiller continues to look into updating the standard exterior color chart and paint schemes.

C. Social & Welcome Committee. Ileana Gatz updated the Board on planned events. The Committee selected 5712 Golden Owl as July Yard of the Month.

D. Website Committee. Jeff Shorts requested stats on Website usage.

E. Mailbox Committee. Terry Aunchman updated the Board and meeting attendees on the mailbox replacement project. The Manager reported that payment coupons will be ordered for the one-time \$ 391.00 budget adjustment assessment due September 1, 2024, pending approval by the Board. Homeowner Debi Gunnlaugsson reported that she spoke to the Post Office regarding the installation process for the new mailboxes and shared the plan for mail delivery during the installation period. The sample mailbox is being scheduled for installation. Management is directly coordinating with Creative Mailboxes regarding signed agreements and the payment plans.

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

On MOTION by Frank Sierra, duly seconded by Terry Aunchman, the Board agreed unanimously to approve a 2024 budget adjustment increase to account for the cost of converting to the new mailboxes with a one-time Budget Adjustment Assessment of an additional \$ 391.00 per homeowner payable on September 1, 2024.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner expressed concern over the persistently open private gates outside the main exit gate and the poor appearance of the short perimeter wall located between the private gates. Another owner inquired about the no soliciting policy. Management will arrange for posting of a no soliciting outside the gate.

X. Adjournment

There being no further business, the meeting was adjourned at 7:50 P.M.

Approved by the Board on August 8, 2024