

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**June 13, 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 7:03 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, Christina (Tina) MacMiller, Jeff Shorts, and Frank Sierra

Directors Not Present: None

Others Present: Jeannie Shorts, Social Committee; Ron Trowbridge, HOA Manager

**III. Minutes**

On MOTION by Terry Aunchman, duly seconded by Tina MacMiller, the Board agreed unanimously to waive the reading of the May 9, 2024 Regular Board Meeting minutes and approve the minutes as presented.

**IV. Financial Report**

The Manager and Board reviewed the May 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. The new black aluminum, picket fence behind the lift station on Preservation Drive has been installed. Order of new park benches is pending. Ponds are being treated twice monthly per contract. Elevation of oak tree canopies is schedule for oaks around the entrances. Pressure washing of entrances is scheduled.

**B. Preventative Maintenance Agreement for Gates.** On MOTION by Tom Daly, duly seconded by Jeff Shorts, the Board unanimously approved the renewal of the American Access Controls Agreement for quarterly preventative maintenance of gate controllers.

**C. Recycling.** Management reported on recent conversations with Waste Connections regarding their poor recycling pick up service. The Board directed management to continue working with the contractor to get them to improve service and clarify contract terms. Possible conversion to blue recycling containers and mechanical pick up may be an option.

**D. Deed Restrictions Enforcement.** Management and Board reviewed Deed restriction violations. Several palms on lots require pruning.

**VI. Reports**

**A. IT Advisory Committee - Gate & Cameras.** There was no update.

**B. Architectural Control Committee.** Since the last Board meeting, the Committee approved the re-shingle of roofs at 21403 Preservation and 21348 Marsh Hawk, the installation of a flag pole at 21151 Marsh Hawk, and the repainting of 5717 White Ibis.

**C. Social & Welcome Committee.** Jeannie Shorts updated the Board on Committee activities. Fourth of July events are in planning. June Yard of the Month is 21121 Marsh Hawk.

**D. Website Committee.** There was no report.

**E. Mailbox Committee.** Terry Aunchman updated the Board and meeting attendees on the mailbox replacement project. On MOTION by Jeff Shorts, duly seconded by Tina MacMiller, the Board unanimously approved the proposed mailbox conversion plan as explained in the recent letter to the membership which included the selected style and color of the mailboxes, the time line, costs, and the \$ 391.00 charge to each homeowner. The Board is drafting an installation and financial plan with distribution to the homeowners. Director Tina MacMiller suggested an additional payment option via phone application. The Board will coordinate installation with the US Postal service. A sample mailbox will be installed within the subdivision.

**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 number of homeowners expressed frustration with the poor recycling service and some suggested finding a new service provider. There were comments regarding the new mailbox plans. An owner suggested updating standard colors and color schemes. An owner reported getting shocked when touching the gate entrance key pad. Location for the new bench was suggested.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:15 P.M.

*Approved by the Board on July 11, 2024*