

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
May 9, 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, Jeff Shorts, and Frank Sierra

Directors Not Present: None

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

III. Minutes

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

IV. Appointment of Director

On MOTION by Jeff Shorts, duly seconded by Frank Sierra, the Board agreed unanimously to appoint homeowner Christina (Tina) MacMiller to the Board of Directors to fill the vacancy created by the resignation of former Director Bernie Tanguay.

V. Financial Report

The Manager and Board reviewed the April Financial Report and the Manager updated the Board on collections. The Accountant's 2023 Compilation Report required by Statute has been completed and filed.

VI. Manager's Report

A. General. A bid from Baycut for re-sod of sections of the main entrance boulevard grassy area is pending. Installation of the new black aluminum, picket fence behind the lift station on Preservation Drive is pending next week. Final damage claim reimbursement from Progressive has been received for the December 2023 perimeter wall damage. Order of new park benches is pending. The ponds are undergoing twice monthly treatments for algae blooms. Pond water levels are low.

B. Deed Restrictions Enforcement. Management and Board reviewed Deed restriction violations. There were multiple reports of unleashed dogs.

VII. 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 21918 Marsh Hawk and 21410 Preservation and the installation of a flag pole at 21028 Marsh Hawk.

C. Social & Welcome Committee. Ileana Gatz updated the Board on Committee activities. The community garage sale on April 27 was considered a success. Additional events are planned. Posting of US flags is planned for Memorial Day.

D. Website Committee. Jean Sanner reported that work continues to improve navigability of the website.

E. Mailbox Committee. Terry Aunchman updated the Board and meeting attendees on the mailbox replacement project.

VIII. Unfinished Business

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

IX. New Business

There was no new business.

X. Homeowner Input

Homeowners in attendance were again afforded the opportunity as in prior Board meetings to address the Board regarding the new mailbox plans. The Board will present an installation and financial plan at the next meeting. A homeowner expressed concerns over unleashed dogs. A homeowner reminded attendees of the on-going Letter Carrier Food Drive.

XI. Adjournment

There being no further business, the meeting was adjourned at 8:57 P.M.

Approved by the Board on June 13, 2024