

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
February 12, 2015
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 Mark Foster, President, on the above date at 7:05 P.M. at the Pasco County Senior Nutrition Center, 6801 Wisteria Loop, Land O' Lakes, Florida.

II. Roll Call

Quorum Present: Diane Butler, Mark Foster, Carl Gebelein, Jean (Jeannie) Shorts, and Bernard (Bernie) Tanguay

Not Present: None

Committees: None

Manager Ron Trowbridge Present

III. Minutes

On motion made by Mark Foster, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the January 8, 2015, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager provided for Board review the financial report for the period ending January 31, 2015. An updated report on collection matters was also distributed. The Accountant's year end 2014 Cash receipts and Disbursement Report and 2014 Tax Return are completed and signed. In consideration for County staff permitting use of the Senior Center for Board and Homeowner meetings throughout the year, the Board unanimously approved a \$ 250 donation to the Senior Center in the way of 25 Wal-Mart gift Certificates for the Paso County Volunteers award banquet in March.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Pressure washing of the perimeter walls at entrances and the monument sign remains scheduled. A subdivision stop sign post requires repainting. A quote has been obtained for re-mulch of entrance beds. Management continues to seek a source for concrete column caps of the appropriate size and is looking into replacement spindles for the tops of the picket aluminum fences at the entrances. Numerous inoperable street lights are being reported to Duke Energy. Hydrants are being flushed and pressure checked by the Pasco County Water Department. Bernie Tanguay and Mark Foster reported dying Red Bay trees and requested the Manager obtain an arborist opinion. The Manager confirmed the details of the Duke Energy street light leasing program. The leases are in perpetuity unless the HOA desires removal of the lights.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters.

C. The Manager discussed with the Board the possibility of obtaining the required engineering report to confirm FDOT compliance with street signs in order to execute an agreement for the Sheriff to patrol the subdivision streets. No action was taken at this time.

VI. Standing Committees

A. Preservation Committee. GFIs outlets have been replaced at the entrances. The issue of popped up nails at the board walk remains open. Manny Mendez is still looking into new camera system options for the gates.

C. Architectural Review Committee. Carl Gebelein reported there were no applications considered since the last meeting. The Manager explained the requirement for owners to obtain pre-approval for fountains and large yard ornaments.

D. Newsletter Committee. Diane Butler updated the Board on the upcoming March publication.

E. Events/Social Committee. Diane Butler updated the Board on events. The Board agreed to schedule the community-wide garage sale for April 18.

F. Web Site. There was no report.

G. Welcome Committee. There was no report.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

The Board confirmed priorities for 2015 to include upgrades to the camera system at entrances, improvements to the entrances including pressure washing, painting, repairs, and landscape bed maintenance, and determining storage options.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:20 P.M.