

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
March 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 7:00 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, Jean (Jeannie) Shorts, and
Bernard (Bernie) Tanguay
Not Present: Carl Gebelein
Committees: None
Manager Ron Trowbridge Present

III. Minutes

On motion made by Bernie Tanguay, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the February 12, 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 February 28, 2015. An updated report on collection matters was also distributed. An additional CD has been purchased in the amount of \$ 25,000 and signature cards were executed. The Manager confirmed the purchase Wal-Mart gift Cards for donation to the Senior Center as approved by the Board at the last meeting.

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 has been completed. Additional rust removal is required. Bernie Tanguay has volunteered to clean and repaint a subdivision stop sign post and attempt rust stain removal at the monument wall planter. Re-mulch of entrance beds is scheduled. Management continues to seek sources for concrete column caps of the appropriate size as well as replacement spindles for the tops of the picket aluminum fences at the entrances. Inoperable street lights were repaired by Duke Energy. An inventory of dead Red Bay trees in common areas continues.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. Uncontrolled dogs have become a concern. The Board directed Management that besides sending owners violation letters to also send a copy of the notice to renters.

VI. Standing Committees

A. Preservation Committee. 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.

B. Architectural Review Committee. Carl Gebelein reported there were no applications considered since the last meeting.

C. Newsletter Committee. Diane Butler reported on the recent distribution of the newsletter and turned in ad money collected. Volunteers interested in serving on committees were solicited in the last newsletter and the Manager reported no one has yet contacted his office.

D. Events/Social Committee. Diane Butler updated the Board on events. The community-wide garage sale remains scheduled for April 18.

E. Web Site. There was no report.

F. Welcome Committee. There was no report.

VII. Unfinished Business

Mark Foster reported that Carl Gebelein continues seeking options for placement of a storage shed within the subdivision.

VIII. New Business

The Manager provided the Board a notice from Pasco County with representative photograph of plans to install an antenna at the subdivision lift station. The Board unanimously expressed objection to the plans due to the obtrusive size of the planned structure and determination that the antenna does not fit into the architectural scheme of the community. The Manager was requested to contact the County and express such objections.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 7:45 P.M.