

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
August 13, 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, Carl Gebelein, and Bernard (Bernie) Tanguay.

Not Present: Jean (Jeannie) Shorts

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 July 9, 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 July 31, 2015. An updated report on collection matters was also distributed and reviewed by the Board.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Quotes remain pending on column cap replacements, replacement of fence finials and well water rust treatment. Duke Energy still has not replaced the missing street light post at the south bound entrance chute off of LOL Blvd. to the north entrance.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The Board approved the filing of pre-suit mediation regarding an owner with long-standing, uncorrected violations.

C. Lift Station Antenna. There was no update. The County has not responded to HOA written objections for installation of an obtrusive antenna at the lift station.

VI. Standing Committees

A. Preservation Committee. Carl Gebelein will contact a known surveillance camera contractor to meet with him and provide advice and pricing to re-start the project for replacement cameras. Bernie Tanguay reported that there are a number of deck planks along the boardwalk which require replacement.

B. Architectural Review Committee. Carl Gebelein reported that the Committee has approved a partial aluminum lanai roof at 21434 Preservation Drive, a roof re-shingle at 21147 Preservation, and a repaint of 21312 Preservation.

C. Newsletter Committee. Diane Butler updated the Board on the upcoming September newsletter publication.

D. Events/Social Committee. A community yard sale is scheduled for October. A neighborhood game night is set for October 10, 2015.

E. Web Site. Website updates are ongoing and contact links are pending upgrades.

F. Welcome Committee. Although not present at the meeting, Marie Hammer provided a written update and proposed welcome letter for Board review.

G. Storage Shed Committee. Mark Foster updated the Board on the possible location of a storage shed.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

A. The Board discussed a reported County required change in dedicated container requirements for the collection of recyclables at curbside. It is understood that additional information from the County and the Contract collector are forthcoming.

B. Bernie Tanguay reported that he will not be able to continue providing mail box repair services. The Board will need to find an alternate solution.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no additional Board business, the meeting was adjourned at 8:01 P.M.

Approved by the Board on September 10, 2015