

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**March 10, 2016**  
**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 7:03 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, Manny Mendez and  
Bernard (Bernie) Tanguay  
Not Present: None  
Manager: Ron Trowbridge

**III. Minutes**

On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the February 11, 2016, Regular Board Meeting and approved the minutes as presented.

**IV. Treasurer's Report**

The Accountant's 2015 Year End Statement of Cash Receipts & Disbursements and the Federal Tax return are completed. Pursuant to State Statute, Homeowners will be notified that the report is available at no charge. The Manager provided for Board review the financial report for the period ending February 29, 2016. An updated report on collection matters was also distributed and reviewed by the Board. The insurance policies will renew in April. No appreciable increase in cost is expected.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Three chipped foam column caps at the main entrances have been repaired. Additional street light repairs have been completed by Duke Energy. The final draft of a neighborhood social directory is being distributed. The Manager will arrange for pressure washing of the boardwalk. The Manager informed the Board that the search for design concepts to improve the appearance of the entrances was on hold due to anticipated costs of other, more critical maintenance issues, such as the boardwalk. In response, on motion by Bernie Tanguay, duly seconded, the Board unanimously agreed to restart the search in order to obtain information for future planning.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters and was informed of violations observed by the Directors. The HOA enforcement law suit against 5824 Fish Crow remains on-going. The Board discussed Homeowner trimming of dead fronds from high palms and directed the Manager notify Homeowners and post onto the web site the willingness of the Board to favorably consider the removal of high Washingtonia palms from lots if so requested by Owners for a good reason, including safety and hazard to property. It was consensus that the palms have grown too high and are no longer appealing to landscaping.

**VI. Reports**

**A. Preservation Committee.** Carl Gebelein updated the Board on the on-going installation of the new camera system. Glitches still remain in quality of captured photos. Carl confirmed that the new phone line for the gate cameras will include a discount from Verizon. Bernie Tanguay and Carl Gebelein continue working on board replacements at the boardwalk. Manny Mendez reported that some LED lights at the entrance are out and he is working to have them repaired by the contractor who installed them.

**B. Architectural Review Committee.** The Committee reported approval of a home repaint at 21314 Marsh Hawk and fences at 21225 and 21351 Marsh Hawk. Bernie Tanguay and Carl Gebelein “retired” from the Committee, leaving Homeowner Marie Hammer as the only remaining member. Both Bernie and Carl were thanked by the Board for their tireless efforts and past contributions. On motion by Diane Butler, duly seconded, the Board unanimously agreed to appoint Mark Foster and Manny Mendez to the Committee. Mark Foster volunteered to call a reorganizational meeting of the Committee prior to the next Board meeting. The committee was reminded that color standards and any changes or additions to such standards require the approval of the Board.

**C. Events/Social Committee.** On motion by Carl Gebelein, duly seconded, the Board unanimously agreed to establish April 16, from 8 AM to 2 PM, for the community garage sale.

**D. Web Site.** Information on Washingtonia Palms and the upcoming garage sale will be posted.

**E. Welcome Committee.** Bernie Tanguay updated the Board on Committee activity.

**F. Storage Shed Committee.** Committee work by members Carl Gebelein and Bernie Tanguay remains on hold pending completion of the critical camera project.

**VII. Unfinished Business**

No action was taken regarding a new procedure for mailbox replacement and determining new mailbox alternatives. Amerigas continues to apply a propane meter charge which is contrary to the bulk services contract. Contact information at Amerigas for affected Homeowners to lodge complaints will be added to the Website and next community flyer.

**VIII. New Business**

Bernie Tanguay expressed concern that cars cueing up closely to the South gate for the school bus pick up and drop off are causing the gate safety loop to malfunction. He suggested a notice be sent to the community or some different traffic pattern be implemented. The Manager will investigate.

**IX. Homeowner Input**

A Homeowner at the meeting asked questions of the Board.

**X. Adjournment**

On motion by Carl Gebelein, duly seconded, the Board unanimously agreed to adjourn at 8:42 PM.