

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**November 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 Bernie Tanguay, Vice-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, Manny Mendez, and Bernard (Bernie)Tanguay  
Not Present: Mark Foster, Carl Gebelein  
Manager: Ron Trowbridge

**III. Minutes**

On motion made by Diane Butler, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the October 13, 2016, 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 October 31, 2016. An updated report on collection matters was also distributed and reviewed.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Management is awaiting a service agreement proposal for the gate openers and gate assemblies. New, replacement information signs and a speed limit sign have been installed by volunteer Bernie Tanguay at the north entrance. The Manager will be again meeting with the landscape architect to finalize a proposed plan for improvements to landscaping at the entrances. The Manager continues search for a new trash service provider. The Manager is still looking into needed repairs to the edges of the column at the entrance monument sign and will include that work in any possible redesign project for the entrances. A hundred replacement gate openers remain on back order. Management has met with the concrete contractor and is awaiting a quote on the possible repair of numerous sections of uplifted sidewalks within the subdivision. County Public Works is repairing the sanitary sewer line failure at the manhole on Preservation Drive and will repair the damaged asphalt. The Manager was asked to inform the lawn service contractor to do a better job of picking up common area plant debris and downed twigs.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters and was informed of violations observed by the Directors.

**C. Legal.** The Manager updated the Board on the pending HOA foreclosure of 5824 Fish Crow. The tenant continues to divert rent to the HOA Attorney as demanded Pursuant to State Statute.

**D. Annual Meeting.** The Manager updated the Board on the upcoming annual homeowners meeting on December 8. Homeowners Rock Roque and Manny Mendez submitted their names as candidates for the Board and their names are on the ballot. There are three Director positions up for election. The Second Notice of Meeting with proxies has already gone out.

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on the camera system. A meeting between the Board of Directors and the contractor is pending to finalize outstanding amounts owed and under possible dispute. Management has provided the Directors copies of the original contract for the installation of the cameras. LED light fixtures at the South Gate remain under repair.

**B. Architectural Review Committee.** There was no report. The Board has approved the placement of a temporary dumpster for a home interior remodel on Preservation Dr.

**C. Events/Social Committee.** There was no update.

**D. Web Site/Community News.** There was no report.

**E. Welcome Committee.** A new Owner was recently welcomed.

**F. Storage Committee.** There was no report.

**VII. Unfinished Business**

The Manager will contact the previously identified gentleman who offered to assist in mailbox repair and replacement.

**VIII. New Business**

**A.** The Board and Management reviewed the portable basketball goal policy and Management was directed to contact the HOA Attorney for clarification and confirmation of restrictions enforceability. Upon clarification, Management will incorporate obtained information into a proposed written policy for Board review and approval.

**B.** The next Board of Directors meeting will be Thursday, December 8, at 6:15 PM, prior to the 7:00 PM annual homeowners meeting. Following the annual Homeowners meeting, an Organizational Meeting of the New Board will be called to appoint officers for the YR 2017.

**IX. Homeowner Input**

There was none.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:01 PM.

*Approved by the Board on December 8, 2016*