

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**March 9, 2017**  
**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  
Manny Mendez and Rock Roque at 7:02 PM  
Manager: Ron Trowbridge  
Committees: Bernie Tanguay, Preservation Committee

**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 9, 2017, Regular Board Meeting and approved the minutes as presented.

**IV. Treasurer's Report**

The Manager presented the Board the February 2017 financial report and updated the Board on collection matters. The 2016 Federal Tax return and the State required Cash Receipts and Disbursement report have been received from the Accountant. The tax return was signed. No tax was due. Notice of availability of the Accountant's report will be mailed to homeowners. The Manager updated the Board on the Bank's foreclosure of 5824 Fish Crow.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. The Manager is still awaiting a quote from the landscape designer for improvements to landscaping at the entrances. Meetings with entrance design contractors remain pending. The Manager is still looking into needed repairs to edges of the column at the entrance monument sign and will include that work in any possible redesign project for the entrances. Management is still awaiting a quote on the possible repair of numerous sections of uplifted sidewalks within the subdivision. A legal action has been filed in small claims court for the failure of the former contractor to deliver ordered gate openers.

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

**VI. Reports**

**A. Preservation Committee.** Manny Mendez updated the Board on gate camera quality and the outstanding invoice. Final payment to the vendor remains on hold. Additional verification of proper operation of the license plate camera is required. Upgraded lighting for the cameras remains under consideration. Mr. Mendez reported on recent efforts to

program the gate operators as desired for scheduled event openings. Also, Mr. Mendez is checking to ensure the on-line ordered gate openers are system compatible. Committee Member Bernie Tanguay reported that the main gates drag over the concrete curbing. Management will contact the contractor for repair. Mr. Tanguay also reported that the boardwalk decking has deteriorated further and significant repairs are now required. On motion by Rock Roque, duly seconded, the Board unanimously agreed to immediately inspect the boardwalk and repair sections as required. Mark Foster and Carl Gebelein volunteered to inspect the boardwalk as soon as possible and develop specifications and scope of required repair work.

**B. Architectural Review Committee.** The Committee reported that approvals were given for patio screening at 21226 Preservation Drive and fencing at 21121 Preservation Drive.

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

**D. Web Site/Community News.** Information regarding the contractor now available for mailbox replacement has been posted on the site.

**E. Welcome Committee.** There was no report.

**F. Storage Committee.** Carl Gebelein updated the Board on his renewed efforts to present HOA property storage shed options

**VII. Unfinished Business**

**A.** The Board continued discussion with Manny Mendez over his request for compensation for his time on managing the website as well as his work on the computerized gate access system. The Board suggested Mr. Mendez provide the Board a written quote for such services for consideration at the next meeting.

**B.** The Board took no action on consideration of Director compensation.

**C.** On motion by Rock Roque, duly seconded, the Board unanimously approved the corporate resolution establishing a written policy clarifying restrictions on the use and storage of portable basketball goal.

**VIII. New Business**

The Board established April 22, 2017 as the community garage sale date

**IX. Homeowner Input**

A homeowner in attendance reported yard debris in a neighbor's rear yard and suggested entrance gates be modified to inhibit vehicles from tailgating through the gates.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:29 PM.