

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
May 11, 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, Manny Mendez and Rock Roque

Not Present: Carl Gebelein

Others Present: Bernie Tanguay, Preservation Committee/Welcome Committee
Ron Trowbridge, HOA Manager

III. Minutes

On motion made by Rock Roque, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the April 13, 2017, Regular Board Meeting and approved the minutes as presented.

IV. Treasurer's Report

The Manager presented the Board the April 2017 financial report and updated the Board on collection matters.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. The Manager is attempting to reconnect with the one landscape designer who provided a proposed plan for extensive improvements to the entrances. Meetings with entrance design contractors are still 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 will be meeting by the next Board meeting with the contractor who has quoted on sidewalk repair. The Manager updated the Board regarding the Court Hearing in June over the failure of the former contractor to deliver ordered gate openers. The Manager was informed of a continuing irrigation leak in front of the three private entrance gates. A nuisance Alligator was reported to the FWC and a removal permit was issued. The lake contractor performed a courtesy pond shoreline trash pickup.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters and was informed of violations observed by the Directors. A copy of the recently adopted policy on portable basketball goal display remains scheduled for distribution to homeowners as an insert to the next community mailer opportunity.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on gate camera operations and necessary additional lighting. The Board discussed several lighting options for the clear recognition of license plates of exiting vehicles. Final payment to the

camera vendor has been made. Mr. Mendez confirmed receipt via internet purchase, of a hundred new gate openers at a cost savings. On motion by Rock Roque, duly seconded, the Board unanimously agreed to pass on the opener savings to the homeowners by reducing the price of replacement openers from \$ 20 to \$ 15 each. Manny Mendez updated the Board on the required boardwalk repairs and presented an initial quote of \$ 39,000 to repair/replace the lake front portion of the boardwalk. Additional quotes will be obtained. The Manager confirmed that according to the State Statutes, projects over \$ 13,000 at Preserve at Lake Thomas (10% of total annual budget) require three bids.

B. Architectural Review Committee. The Committee reported that approvals were given for repainting of both 21409 and 21303 Marsh Hawk. The issue of whether driveway pavers required Architectural approval was presented. On motion by Rock Roque, duly seconded, the Board unanimously agreed to require homeowners to submit a request for pre-approval of all paver installations.

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

D. Web Site/Community News. There was no update. Diane Butler suggested the HOA website address be more publicized to the Community.

E. Welcome Committee. Bernie Tanguay reported that two additional new owners needed to be yet welcomed and attempts to contact those new owners is ongoing.

F. Storage Committee. There was no report.

VII. Unfinished Business

On motion by Rock Roque, duly seconded, the Board agreed unanimously to clarify its decision last meeting to further specify that the \$ 50 per month payment to Manny Mendez for web site and gate operations service would be retroactively applied to begin January 1, 2017.

VIII. New Business

There was no new business.

IX. Homeowner Input

A homeowner in attendance expressed strong concern over both the quality of service by the contract trash hauler as well as failure to satisfactorily address his claim of damage to a vehicle in his driveway allegedly caused by a tossed trash container. The Board directed the Manager forward a letter to the trash hauler demanding they address the concern and use the opportunity to express on behalf of the Board serious concerns regarding service. The Manager will also obtain the latest rules and standards for yard waste pick up for publication to homeowners.

X. Adjournment

There being no further business, the meeting was adjourned at 7:41 PM.