

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
October 14, 2021
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 Carl Gebelein, President, on the above date at 7:01 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. Social Distancing was facilitated.

II. Roll Call

Quorum Present: Tom Daly, Carl Gebelein, Manny Mendez, Jeannie Shorts, and Bernie Tanguay

Directors Not Present: None

Others Present: Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded, the Board unanimous agreed to waive reading of the September 9, 2021, Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the September 2021 Financial Report and the Manager updated the Board on collections.

V. Manager's Report

A. General. A legal claim against the driver of the truck which damaged the entry gate has been filed. Major boardwalk repairs to the north and south lake deck approaches are on hold pending Annexation resolution. The Manager was informed of a broken pedestrian gate lock at the school bus stop.

B. Deed Restrictions Enforcement. The Manager reported on status of open violations. The Board will review the recent notices for shingle cleaning and will likely remove those cited from the list. The Manager will be notified of the Board's determination prior to the next meeting.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor was unable to attend the meeting and the Manager updated the Board on pending gate operator replacement at the main exit gate. Carl Gebelein has a source identified for the new camera pole.

B. Architectural Control Committee. Since the last meeting, the Committee has approved a room addition at 5630 White Ibis, roof re-shingles at 21434 and 21151 Preservation, the repainting in standard colors of 5728 Golden Owl, standard aluminum fencing at 21115 Preservation and the installation of a flag pole at 21019 Marsh Hawk.

C. Welcome Committee. There was no Committee report. The Manager reported concerns that institutional investors are purchasing a handful of homes for rentals.

D. Holiday Decorating Committee. The Board continues soliciting for volunteers.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Legal Joinder documents have been distributed to homeowners whose lots were not properly annexed years ago into the HOA by the Developer. A number of homeowners affected have executed the Joinders. A large number have yet to execute the documents. The Board discussed the Joinder and Annexation issue with homeowners in attendance. The Manager suggested to the Board that the preparation of a 2022 budget and the calling of the annual membership meeting may need to be delayed until a more definite resolution of the Phase 2 Annexation issue is achieved.

IX. Homeowner Input

Homeowners were afforded the opportunity to address the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 8:04 PM.

Approved by the Board on November 10, 2021