

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 9, 2020

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 7:00 P.M. at the Pasco County Senior Services Center, 6801 Wisteria Loop, Land O' Lakes, Florida 34638.

II. Roll Call

Quorum Present: Linda Beltran, Carl Gebelein, Cris Payne, Doug Ronk, and Jerry Schmidt

Directors Not Present: None

Others Present: Manny Mendez, Preservation Committee and Ron Trowbridge, Manager

III. Minutes

On **Motion** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the December 12, 2019 Board of Directors Regular Meeting convened prior to the Annual Membership Meeting and approved the minutes as presented. On **Motion** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the December 12, 2019 Board of Directors Organizational Meeting convened following the Annual Membership Meeting and approved the minutes as presented

IV. Financial Report

The Board and Manager reviewed the December 2019 Financial reports and the Manager updated the Board on delinquent owner accounts. Management is preparing year end 2019 financial records for transfer to the Accountant for the State required Cash Receipts and Disbursement Report.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Plans remain to pressure wash the boardwalk. Proposed entrance and monument wall redesign plans remain on hold. Rose Paving has scheduled the overlay warranty work at cul-de-sacs for January 13 and 14, 2020. The Manager continues working with A.D. Morgan Construction to resolve the reimbursement for contractor damages to the south entrance landscaping and irrigation. The reimbursement from USAA for wall damages from the traffic accident is forthcoming. Diane Butler is working on the repainting and minor repairs to meeting notice signs. The Manager continues planning and obtaining quotes for a proposed bus stop station at the South gate entrance.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters.

VI. Reports

A. Preservation Committee. There was no report.

B. Architectural Control Committee. The Committee reported approval of the proposed repaint in same colors for 21223 and 21304 Preservation Drive as well as the request for pool screen expansion at 21314 Marsh Hawk.

C. Newsletter. There was no report.

D. Welcome Committee. There was no report.

E. Website. Linda Beltran volunteered to assume coordination of the website.

F. Holiday Lighting/Decoration Committee. Jerry Schmidt reported that the holiday lighting and decorations removal remains scheduled.

VII. Unfinished Business

The Board renewed discussions pertaining to the gate operations and general IT concerns. The Board unanimously agreed to appoint an IT Advisory Committee with membership including volunteer neighbors John Naylor and Chris Payne. Manny Mendez will assist in the transition of website and gate access system coordination. John Naylor will evaluate the current mechanical and electronic system and make recommendations for improvement. Mr. Naylor will also meet with the current contractor to assess capabilities. In addition, John Naylor will assist Linda Beltran in website improvements and procedures. Cris Payne and Jerry Schmidt agreed to assume coordinating control of the access system and access panel operations with the assistance of John Naylor. The Manager will assist the committee in arranging the necessary funds for transitions and improvements in overall operations.

VIII. New Business

Diane Butler and Jerry Schmidt each presented mailbox ideas to the Board for consideration.

IX. Homeowner Input

Homeowners in attendance were permitted to address the Board. Concern for proper gate operation was expressed.

X. Adjournment

There being no further business, the meeting was adjourned at 8:50 PM.

Approved by the Board on February 13, 2020.