

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**March 11, 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 7:00 P.M. at Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. Social Distancing was facilitated and attendees wore masks in accordance with COVID 19 Guidelines.

**II. Roll Call**

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

Directors Not Present: Tom Daly

Others Present: Ron Trowbridge, Manager. John Naylor (IT) 7:25 pm

**III. Minutes**

On Motion by Carl Gebelein, duly seconded, the Board unanimous agreed to waive reading of the February 11, 2021, Board Meeting minutes and approve the minutes as presented.

**IV. Financial Report**

The Manager and Board reviewed the February 2021 financial report and the Manager provided a summary update on delinquent owner accounts.

**V. Manager's Report**

**A. General.** The replacement entrance gate at the main entrance is substantially complete. Carl Gebelein and Bernie Tanguay reported that two ball finials are missing at the top of the new gate. Final invoice for gate replacement and repairs has been forwarded to the roofer who damaged the gate. No response has yet been received. The contractor for repairs to deteriorated wood planks and railings at the northern boardwalk approach is temporarily unavailable. The Manager has replaced combination locks on electrical and control panels.

**B. Deed Restrictions Enforcement.** The Manager reported on status of open violations. A number of mailboxes are undergoing homeowner repairs. The Manager is to provide Directors No Parking/Tow stickers.

**VI. Reports**

**A. IT Advisory Committee.** John Naylor updated the Board regarding electronic and hardware gate access operations as well as camera operations.

**B. Gate Operations.** American Access Controls has performed their first quarterly maintenance inspection and a report with required repairs has been submitted and repairs authorized.

**C. Architectural Control Committee.** The Committee reported unanimous approval of the repaint of 21235 Marsh Hawk. Manny Mendez suggested additional colors be added to the standard color palette.

**D. Newsletter.** There was no report.

**E. Website.** Jeannie Shorts updated the Board on website matters. Manny Mendez requested that the new Face Book account be linked to the website.

**F. Facebook.** There was initial Board discussion regarding the Face Book accounts and additional discussion is planned.

**G. Welcome Committee.** There was no report. Bernie Tanguay requested an updated new owner list for the Committee which the Manager will provide.

**H. Community Garage Sale.** The garage sale remains scheduled for April 10, 2021.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

The Board discussed assembling a Holiday Decorating Committee much earlier this year.

**IX. Homeowner Input**

No Homeowner in attendance addressed the Board.

**X. Adjournment**

There being no further business, meeting was adjourned at 7:34 PM.

*Approved by the Board on April 8, 2021*