

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**October 13, 2022**  
**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 Manny Mendez, President, on the above date at 7:04 P.M. at the Land O' Lakes Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

**II. Roll Call**

Quorum Present: Tom Daly, Manny Mendez, and Bernie Tanguay

Directors Not Present: Carl Gebelein (illness)

Others Present: John Naylor of the IT Committee and Ron Trowbridge, Manager

**III. Minutes**

On MOTION by Bernie Tanguay, duly seconded by Tom Daly, the Board agreed unanimously to waive the reading of the September 8, 2022 Board Meeting and approve the minutes as presented.

**IV. Financial Report**

The Manager and Board reviewed the August 2022 Financial Report and the Manager updated the Board on collections.

**V. Manager's Report**

**A. General.** Grinding of slightly lifted sections of sidewalks is pending additional clarification on the scope of work. The repaired perimeter wall remains scheduled for repainting. Manny Mendez will obtain additional quotes for pressure washing of the front entrance sidewalk and street storm water gutters. Lakes are being treated by the contractor. Bernie Tanguay has replaced entry info boards and management will order new speed limit and no street parking signs.

**B. Deed Restrictions Enforcement.** Management reported on the updated violations list.

**VI. Reports**

**A. IT Advisory Committee - Gate & Camera Operations.** John Naylor updated the Board on gate and camera operations. There remains an issue with the Chamberlain Group and their inability to properly credit the HOA for payments on the account.

**B. Architectural Control Committee.** The Committee reported approval of landscape modifications at the street easement at 21150 Marsh Hawk and the home repaint at 21028 Marsh Hawk.

**C. Welcome Committee.** The manager has provided an updated list of new owners to the Committee.

**VII. Unfinished Business**

**Boardwalk.** The Manager updated the Board on the loan application for the repairs to the south boardwalk approach. The Membership will be provided a letter from the Board seeking opinions between a loan which would not increase assessments or a special assessment of approximately \$ 1500 per lot.

**VIII. New Business**

**A. Appointment of Director.** On MOTION by Manny Mendez, duly seconded by Bernie Tanguay, the Board unanimously agreed to appoint lot owner Jeff Shorts to the Board of Directors to replace the resigned Alex Allende.

**B. Appointment of Nominating Committee.** On MOTION by Tom Daly, duly seconded by Jeff Shorts, the Board unanimously agreed to appoint all Directors to the Nominating Committee for the upcoming annual meeting and election, stipulating that all qualified individuals may self nominate and submit Notices of Intent to be a Candidate and their names will be added to the election ballot.

**C. 2023 Budget.** The Manager presented a proposed budget with no increase in assessment assumed. The Board and Management discussed the budget and a 2023 budget will be adopted at the November 2023 Board of Directors meeting. It was suggested an increase be considered due to inflation.

**D. Holiday Decorations.** The Board discussed installation of Holiday Decorations at the main gate. Volunteers will be required. John Naylor will check electrical receptacles.

**E. Garage Sale.** The Board set October 22, 2022 as the Community Garage Sale event.

**F. General.** The Board discussed required repairs to the pedestrian gate openers.

**IX. Homeowner Input**

Two homeowners in attendance expressed concern over obtaining a boardwalk repair loan and suggested the entire community should agree to a special assessment. Homeowners expressed concern over the condition of some sidewalk sections which in their opinion may require more than just grinding.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:02 PM.

*Approved by the Board on November 10, 2022*