

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
March 14, 2019

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: Carl Gebelein, Manny Mendez, Cris Payne, Doug Ronk, and Rock Roque

Directors Not Present: None

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

III. Minutes

On **motion** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the readings of the minutes of the February 14, 2019 Board of Directors Regular Meeting and approved the minutes as presented.

IV. Financial Report

The Board and Manager reviewed the February 2019 Financial reports and the Manager updated the Board on delinquent owner accounts.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Proposed entrance and monument wall redesign plans are on hold. The Manager reported that a contractor has agreed to quote on repair of the damaged perimeter wall by infill and stucco to match the surrounding block. The Manager is still working to get deteriorated message boards replaced at the exits. There has been no response from TEM regarding quotes for a new south entrance gate operator. Pressure washing of the subdivision street gutters and perimeter walls remains to be scheduled. The Manager has scheduled a handyman to repair a small portion of the boardwalk decking and railing at the north boardwalk entrance. Homeowner Jerry Schmidt, present at the meeting, reported that he went ahead and voluntarily repaired the boardwalk already and was thanked by the Board.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters. The Board asked the Manager to remind homeowners of the proper yard waste policy and inform the trash hauler that their yard waste crew is not collecting as they should.

VI. Reports

A. Preservation Committee. There was no report.

B. Architectural Review Committee. In order to update the files and enter such actions into the record, the Manager provided a list of the recently approved Architectural Committee approvals and asked the Board to approve Committee actions pertaining to each. The list included: Repaint of 21226 Preservation, Re-shingles at 21309 Marsh Hawk, 5723 Golden Owl, 21002 Marsh Hawk, 21248 Marsh Hawk, 21308 Preservation, and 21200 Preservation, Dock and screened lanai at 21329 Marsh Hawk, Dock at 21121 Preservation, Fences at 5731 Golden Owl and 21028 Marsh Hawk (including waiver), and Patio enclosure at 5731 Golden Owl. On **motion** by Manny Mendez, duly seconded, and upon unanimous agreement, the Board approved all Architectural Committee actions pertaining to the provided list.

C. Community Garage Sale. The Board was reminded of the scheduled April 6 community-wide garage sale. Carl Gebelein will arrange for the signs.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Homeowner Linda Beltran volunteered to be editor of the newsletter and was unanimously and gratefully appointed as such by the Board. Director Rock Roque informed the Board that his home sale is pending and that he wished to resign from the Board at the conclusion of the meeting.

IX. Homeowner Input

Homeowners Jerry and Shirley Schmidt again expressed their dislike of the recent fence approval at 21028 Marsh Hawk and demanded select members of the Architectural Committee resign. The Board and Mr. and Mrs. Schmidt discussed the matter at length. On **motion** by Rock Roque, duly seconded, and upon unanimous agreement, the Board approved an amount not to exceed \$ 400 as a contribution to an increase of shrubs around the approved and newly installed fence at 21028 Marsh Hawk. On **motion** of Rock Roque, duly seconded the Board unanimously agreed to appoint Jerry Schmidt to the Architectural Committee to replace departing committee member Rock Roque who has sold his home.

X. Adjournment

There being no further business, the meeting was adjourned at 8:20 PM.