

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
April 11, 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 7:04 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, and Cris Payne
Directors Not Present: Doug Ronk

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 reading of the minutes of the March 14, 2019 Board of Directors Regular Meeting and approved the minutes as presented.

IV. Financial Report

The Board and Manager reviewed the March 2019 Financial reports and the Manager updated the Board on delinquent owner accounts. Association insurance renewal is being bound.

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 the damaged perimeter wall has been repaired. The Manager has ordered new message boards for 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 is scheduled.

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 the following approval of applications: Repaint of 21149 Marsh Hawk, Repaint of 21111 Preservation, Expanded driveway and walkway with pavers at 21228 Marsh Hawk, Floating dock at 21251 Marsh Hawk, and Portable sunken spa at rear yard deck of 21035 Marsh Hawk. Homeowner Robin Smallhorn appeared to appeal to the Board of Directors, the Architectural Committee's approval of only the "Oxide" paint shade for the repainting of her concrete tile roof. On **Motion** by Carl Gebelein, duly seconded, and upon a vote of two (2) (Gebelein, Mendez) FOR and one (1) (Payne) AGAINST, the Board of Directors approved the Owner's preferred color shade of "Fire Roasted". On **Motion** by Carl

Gebelein, duly seconded, and upon unanimous agreement, the Board approved the proposed amendments to the Fencing Guidelines. The Committee reported that they will meet in future, separate session to determine the Committee Chair and review ACC Procedures. Manny Mendez volunteered to meet with owners of 21028 Marsh Hawk to discuss the HOA's offer of planting additional shrubs along the side yard fence.

C. Newsletter. The Board of Directors again thanked Editor Linda Beltran for her recent work in publication of a newsletter which was well received by all.

D. Community Garage Sale. The Board discussed results of the April 6 community-wide garage sale. It was suggested that for future such events, signs be posted at both entrances.

VII. Unfinished Business

There being only homeowner Jerry Schmidt who submitted interest as a candidate for the vacant position on the Board, on **Motion** by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board appointed Jerry Schmidt to fill the unexpired Director term of the resigned Rock Roque.

VIII. New Business

Jerry Schmidt volunteered to check for and remove popped up nails along the boardwalk. The condition of benches in common areas was discussed.

IX. Homeowner Input

Homeowners were invited to address the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 8:08 PM.

Approved by the Board on May 9, 2019.