

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
June 8, 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 7:00 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

II. Roll Call

Quorum Present: Tom Daly, Carl Gebelein, Manny Mendez, and Bernie Tanguay
Directors Not Present: Alex Allende
Others Present: John Naylor, IT Committee and Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded by Tom Daly, the Board unanimously agreed to waive the reading of the May 12, 2022 Board Meeting and approve the minutes.

IV. Financial Report

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

V. Manager's Report

A. General. Additional trees are scheduled for elevation of canopies over the roadways. Re-mulch is scheduled. Martinez Concrete is working on sidewalk replacements.
B. Deed Restrictions Enforcement. Management provided an updated violations list.
C. Legal Update. The Manager updated the Board on pending legal actions. Summons have been filed for service to Non-Members.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor updated the Board on gate operations. A new antenna at the keypad is being installed. The Manager reported that the saw cut replacement of safety loops at the main gate is pending.
B. Architectural Control Committee. There were no submissions since the last meeting.
C. Newsletter. Carl Gebelein is seeking a volunteer to reestablish the Newsletter.
D. Welcome Committee. Marie Hammer had earlier provided the Board a written update on Committee actions and interests.

VII. Unfinished Business

Boardwalk. On MOTION by Manny Mendez, duly seconded by Tom Daly, the Board unanimously selected Steffens Marine Construction as the low bid contractor to reconstruct the north and south approaches to the lake side boardwalk. Included in the motion was to release Steffens to commence \$ 66,595 of work on the north walkway funded by available funds in the boardwalk reserves. Also, the Manager is to initiate a bank loan application for funding the \$ 139,801 required for the south walkway. Upon approval of the loan, the membership will be asked for input regarding either a special assessment or a loan for the south approach cost. Manny Mendez is awaiting determination by the County for authorized removal of the cypress tree in the middle of the south approach and any mitigation required due to its removal.

VIII. New Business

The Board reviewed the current Gate Maintenance Contract and no change was suggested. Manny Mendez suggested archiving earlier issues of Board Meeting minutes currently posted on the website.

IX. Homeowner Input

There were no homeowners in attendance.

X. Adjournment

There being no further business, the meeting was adjourned at 7:35 PM.

Approved by the Board on July 13, 2022