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Preserve at Lake Thomas Homeowner's Association Inc.
A Corporation Not for Profit
July 9, 2026 Board of Directors Meeting

- I. Chris Eagen, President called the meeting to order at 7:00 P.M. Quorum of the Board was confirmed and established. Present on behalf of the Board of Directors was Chris Eagen, Darius Saba, Manny Mendez, and Terry Aunchman. Cody Glass was present on behalf of Wise Property Management Inc.
- II. Meeting was properly noticed in accordance with F.S. 720 and the associations bylaws onsite and online 48 hours prior to the meeting
- III. Chris makes a motion to approve the June minutes as submitted, Manny seconds. All in favor with no opposition.
- IV. Manny gave the Treasurers report based off the June financial report. Chris makes a motion to approve the Treasurers report, Manny seconds. All in favor with no opposition.
- V. Cody presented the management report. 21323 Preservation requested an extension on their violation for painting of their home. Chris makes a motion to offer an extension, Darius seconds. All in favor with no opposition.
- VI. Chris makes a motion to approve the management report, Manny seconds. All in favor with no opposition.
- VII. The Board discussed security camera system proposals, pressure washing proposals, and boardwalk maintenance proposals. We have received some proposals but are in the process of getting additional bids for review at a future meeting.
- VIII. The Board announced they will be holding a special meeting to address Board vacancies and that meeting will be properly noticed.
- IX. There being no further business, Chris moves to adjourn at 7:24 P.M, Manny seconds. Meeting unanimously adjourned

Respectfully submitted,

Cody Glass, LCAM, CMCA, AMS
Wise Property Management Inc.