

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
August 12, 2021

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 7:15 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. Social Distancing was facilitated.

II. Roll Call

Quorum Present: Carl Gebelein, Manny Mendez, Jeannie Shorts, and Bernie Tanguay
Directors Not Present: Tom Daly
Others Present: John Naylor, IT Advisory Committee/Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded, the Board unanimous agreed to waive reading of the July 8, 2021, Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager informed the Board that the July Financial Report is pending and will be forward to the Board upon completion.

V. Manager's Report

A. General. An insurance claim for the damaged entry gate is being filed. A loan application is pending with BB&T for major boardwalk repairs to the north and south lake deck approaches. Re-bids are coming in for the boardwalk repairs. Select trees along the main exit boulevard which have branches hanging over the wall are scheduled for pruning.
B. Deed Restrictions Enforcement. The Manager reported on status of open violations.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor updated the Board on the installation of new antennas, improvement of Wifi communication, and camera replacement/ upgrade plans in October. Carl Gebelein will assist in obtaining a new pole for additional camera installation.
B. Architectural Control Committee. There were no submissions since the last meeting.
C. Newsletter. The Newsletter has been suspended due to other media available to get the word out.
D. Website. There was no update.
E. Face Book. There was no report.
F. Welcome Committee. There was no report.
G. Holiday Decorating Committee. The Board continues soliciting for volunteers.

VII. Unfinished Business

Bernie Tanguay informed the Board that the mailbox carved address board provider will be back in town in October.

VIII. New Business

The Board selected October 16, 2021 as the next Community Garage sale date. The Manager was informed of spot light outages at the south gate.

IX. Homeowner Input

Homeowners were afforded the opportunity to address the Board. There were several in attendance with general questions answered by the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 8:00 PM.

Approved by the Board on _____, 2021