

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**May 9, 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 Jerry Schmidt

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 reading of the minutes of the April 11, 2019 Board of Directors Regular Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the April 2019 Financial reports and the Manager updated the Board on delinquent owner accounts. The Year 2018 Federal Tax Return from the Accountant was signed. No tax was due.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Proposed entrance and monument wall redesign plans remain on hold. Doug Ronk reported that the new message boards for the exits are an incorrect size. The lake service contractor was contacted for call back service to two ponds. Pressure washing of the subdivision street gutters and perimeter walls has been completed.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters.

**VI. Reports**

**A. Preservation Committee.** Although invited to attend the meeting to present their quote for the new gate access keypad, TEM did not appear. An inspection of the boardwalks revealed no serious issue with popped up nails on deck boards.

**B. Architectural Control Committee.** The Committee reported the approval of the proposed repaint of 21212 Preservation. The request by 21418 Preservation for a recurring meeting sign in the yard was unanimously rejected. The Manager will advise the owner that an insertion into the newsletter would be an option rather than yard signage. A request for the replacement of carriage lights at the garage door was considered unnecessary and the owner may proceed without formal ACC approval. On **Motion** by Cris Payne, duly seconded, and upon unanimous agreement, the Board approved the

proposed amendment to the Architectural Procedures. Manny Mendez reported that the owners of 21028 Marsh Hawk declined to accept the Association's offer of planting additional shrubs along the side yard fence. The Owner addressed the Board regarding his concerns.

**C. Newsletter.** The next newsletter publication is planned for July.

**D. Welcome Committee.** The Manager has updated the new owner list.

**VII. Unfinished Business**

There was no unfinished business.

**VIII. New Business**

There was no new business.

**IX. Homeowner Input**

Homeowners were invited to address the Board.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:05 PM.

*Approved by the Board on June 13, 2019.*