

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 13, 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 7:00 P.M. at Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. Social Distancing was facilitated and attendees wore masks in accordance with COVID 19 Guidelines.

II. Roll Call

Quorum Present: Carl Gebelein, Manny Mendez, Jeannie Shorts, and Bernie Tanguay. It was noted that Jerry Schmidt, appointed to the Board at the prior meeting, tendered his resignation shortly thereafter.

Directors Not Present: None

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 readings of the November 12, 2020, Board Meeting minutes, the December 1, 2020 Special Board Meeting minutes, and the December 10, 2020 Board Organizational Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the December 2020 financial report and the Manager provided a summary update on delinquent owner accounts.

V. Manager's Report

A. General. The damaged entrance gate has been replaced, however, decorative finials and pickets to be attached to the hinge element are back ordered. Entrance walls and columns are scheduled for pressure washing and repainting and a contractor has been engaged to repair deteriorated wood planks and railings at the northern boardwalk approach.

B. Legal. The Manager reported that the Board's written notice confirming the legality and proper procedures for the conduct of the annual meeting and election was distributed to the membership

C. Deed Restrictions Enforcement. The Manager reported on status of open violations.

VI. Reports

A. IT Advisory Committee. John Naylor updated the Board regarding electronic and hardware gate access operations as well as camera operations.

B. Gate Operations. Jeannie Shortswill assume control of access code and opener distribution and gate opening control. A contract for quarterly maintenance by American Access for the operating controllers, sourced by John Naylor, was unanimously approved by the Board.

C. Architectural Control Committee. The Committee reported unanimous approvals of the reroofs at 21229 and 21211 Preservation Drive, the roof-top solar panels at 5701 White Ibis, and the black aluminum picket fence at 5643 White Ibis. It was noted that with the resignation of Jerry Schmidt, the Committee requires a third member.

D. Newsletter. There was no report. The former editor will be contacted for any transfer of newsletter template software.

E. Website. Jeannie Shorts volunteered to assume webmaster functions for the website. John Naylor will assist in the transfer of access.

F. Facebook. Manny Mendez will look into a Board controlled Facebook option rather than the existing site.

G. Welcome Committee. The Board unanimously agreed to retain the current Welcome Committee membership of Marie Hammer and Mila Tanguay.

VII. Unfinished Business

Bernie Tanguay updated the Board on the installation of a No Parking sign at the southern boardwalk approach.

VIII. New Business

Upon motion made by Manny Mendez, duly seconded, the four-member Board unanimously agreed to appoint Tom Daly as Director to complete the remaining term of the resigned Linda Beltran. Mr. Daly accepted the appointment.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board.

X. Adjournment

There being no further business, meeting was adjourned at 8:09 PM.

Approved by the Board on February 11, 2021