

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 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 7:04 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

II. Roll Call

Quorum Present: Alex Allende, Tom Daly, Manny Mendez, and Bernie Tanguay

Directors Not Present: Carl Gebelein (illness)

Others Present: John Naylor of the IT Committee and Ron Trowbridge, Manager

III. Minutes

On MOTION by Bernie Tanguay, duly seconded by Manny Mendez, the Board unanimously agreed to waive the reading of the July 13, 2022 Board Meeting and approve the minutes.

IV. Financial Report

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

V. Manager's Report

A. General. Re-mulch remains pending as does grinding of lifted sections of sidewalks. The repaired perimeter wall is scheduled for repainting. The front entrance sidewalk and street storm water gutters require pressure washing. The Manager has obtained a pressure washing quote and Manny Mendez will obtain another. Lakes are still not looking good and management is working with the contractor to improve appearance. Manny Mendez reported that he has contacted Duke Energy regarding a number of inoperable street lights.

B. Deed Restrictions Enforcement. Management reported that an updated violations list is pending.

C. Legal Update. The Manager updated the Board on pending legal actions.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor updated the Board on gate and camera operations.

B. Architectural Control Committee. The Committee reported approved new roofs at 21225 Marsh Hawk and 5722 Golden Owl and a home repaint at 5731 Golden Owl.

VII. Unfinished Business

Boardwalk. The Manager updated the Board on the loan application if required for the repairs to the south boardwalk approach.

VIII. New Business

Director Alex Allende reported he is selling his home. The Board discussed potential upcoming Director vacancies on the Board.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

There being no further business, the meeting was adjourned at 7:40 PM.

Approved by the Board on October 13, 2022