

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
February 11, 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 7:05 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, and Jeannie Shorts
Directors Not Present: Bernie Tanguay and Tom Daly
Others Present: Ron Trowbridge, Manager

III. Minutes

On Motion by Carl Gebelein, duly seconded, the Board unanimous agreed to waive reading of the January 13, 2021, Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the January 2021 financial report and the Manager provided a summary update on delinquent owner accounts. The State required Accountant's Cash Receipts and Disbursements Report has been completed and notice to the membership of the reports availability has been posted onto the website.

V. Manager's Report

A. General. Decorative finials and pickets have been attached to the main entrance gate, thus completing the repairs. Final invoice for gate replacement and repairs is being forwarded to the roofer who damaged the gate. Entrance walls and columns have been pressure washed. The contractor has inspected the scope of work for repair of deteriorated wood planks and railings at the northern boardwalk approach and is scheduling such repairs. The no parking and tow sign has been installed at the curb along the south boardwalk entrance. Two neighbors have complained about AmeriGas pricing and the Manger has contacted AmeriGas for their input. The Manager was informed that the recent repainting of the walls resulted in overspray onto the panel combination locks, thus rendering them inoperable. The Manager will replace the locks.

B. Deed Restrictions Enforcement. The Manager reported on status of open violations. A number of mailboxes have been scheduled by homeowners for repairs. The Manager will supply Directors additional parking violation notices to paste onto improperly parked vehicles.

VI. Reports

A. IT Advisory Committee. John Naylor earlier provided the Board written report regarding electronic and hardware gate access operations as well as camera operations. The Manager is to provide a recharge of funds to the credit card.

B. Gate Operations. The Board approved contract for quarterly maintenance by American Access has been executed and the first scheduled payment for service is being processed.

C. Architectural Control Committee. The Committee reported unanimous approvals of the new fence at 21147 Preservation and the repaint of 21035 Marsh Hawk. The Manager reported contact by 5642 White Ibis concerning shoreline work along the pond. The Manager advised the homeowner to first contact EPC and SWFWMD to determine if they controlled any aspect of the desired work. The Committee confirmed that Tom Daly was a member of the three person committee along with Jeannie Shorts and Bernie Tanguay. The Manager will forward ACC procedures and guidelines to Mr. Daly.

D. Newsletter. There was no report.

E. Website. Jeannie Shorts updated the Board on website matters. New information regarding sources for mailbox repairs as well as the latest home color palette have been posted.

F. Facebook. There was no report.

G. Welcome Committee. There was no report.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

The Board selected the community wide garage sale date as April 10, 2021.

IX. Homeowner Input

No Homeowner in attendance addressed the Board.

X. Adjournment

There being no further business, meeting was adjourned at 7:55 PM.

Approved by the Board on March 11, 2021