

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 12, 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, and Doug Ronk
Directors Not Present: Cris Payne and Jerry Schmidt
Others Present: Linda Beltran, Newsletter Editor; 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 August 8, 2019 Board of Directors Regular Meeting and approved the minutes as presented.

IV. Financial Report

The Board and Manager reviewed the August 2019 Financial reports and the Manager updated the Board on delinquent owner accounts. The Manager introduced a proposed budget for the YR 2020 with no change to the current annual assessment from YR 2019. The Manager suggested a budget be adopted at the October Board meeting.

V. Manager's Report

A. General. The Manager updated the Board on general common grounds maintenance. Plans to pressure wash the boardwalk remain in place. Required SWFWMD permit inspections for storm water structures at the retention ponds remain scheduled for October. Proposed entrance and monument wall redesign plans remain on hold. Rose Paving has not reported back regarding the asphalt quality testing to be done by Ajax, the product supplier. A.D. Morgan Constructions reports their tap into the sewer lines at the south entrance are suspended indefinitely as they are looking at an alternate route for the connection. Pond grasses are being treated. Doug Ronk reported that the notice sign framings at the exit gates have deteriorated and need work.

B. Deed Restrictions Enforcement. The Manager updated the Board on violation matters. Self Help lawn service has been set up for the abandoned lake front home and such service will be billed the owner.

VI. Reports

A. Preservation Committee. Manny Mendez updated the Board on the installation of the new entrance keypad system. There has been much work involved in uploading data. Mr. Mendez confirmed that phone lines to each gate are no longer required and the Manager will need to have such service discontinued. Only internet is required.

B. Architectural Control Committee. The Committee reported the approval of the proposed colors for the repaint of 5715 Golden Owl.

C. Newsletter. Linda Beltran updated the Board on the upcoming October issue of the newsletter. The cut-off date for submission is September 27th. Distribution will again be manually by volunteers.

D. Welcome Committee. There was no update.

VII. Unfinished Business

The Board discussed plans for holiday lighting at the main entrances.

VIII. New Business

The Manager reported that a couple of homeowners would like to appear at the next Board meeting to suggest a plan for re-routing school buses into the subdivision in order to avoid buses having to stop outside the south entrance on dangerous Hwy 41. Carl Gebelein suggested the Board continue looking into adding cameras at the boardwalk and noted there was a possible location for electrical tap in.

IX. Homeowner Input

A Homeowner expressed concern that plants at entrances are growing taller and covering entrance signage. The Manager will investigate and resolve. Another homeowner expressed concerns about delays in entrance sign improvements as the signs are deteriorating.

X. Adjournment

There being no further business, the meeting was adjourned at 8:10 PM.

Approved by the Board on October10, 2019.