

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
April 8, 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 7:02 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. Social Distancing was facilitated.

II. Roll Call

Quorum Present: Tom Daly, Manny Mendez, Jeannie Shorts, and Bernie Tanguay

Directors Not Present: Carl Gebelein

Others Present: Ron Trowbridge, Manager

III. Minutes

On MOTION by Jeannie Shorts, duly seconded, the Board unanimous agreed to waive reading of the March 11, 2021, Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the March 2021 financial report and the Manager provided a summary update on delinquent owner accounts.

V. Manager's Report

A. General. The two ball finials for the main entrance gate are on back order. No response to HOA demands for reimbursement has yet been received from the contractor whose employee damaged the entrance gate. Management will send a final demand. Another contractor has agreed to address some of the more urgent repairs to deteriorated wood planks and railings at the northern boardwalk. Manny Mendez requested that the HOA trim and elevate oak tree branches above the roof of 5713 White Ibis.

B. Deed Restrictions Enforcement. The Manager reported on status of open violations. A number of mailboxes remain under homeowner repairs. No Parking/Tow stickers for the Directors have been ordered.

VI. Reports

A. IT Advisory Committee. There was no update.

B. Gate Operations. Weakened gate safety loops identified in the recent quarterly maintenance inspection are pending replacement by American Access Controls. A handful of operator components are also being replaced. Manny Mendez expressed concern over an operator limit switch.

C. Architectural Control Committee. The Committee reported unanimous earlier approval of the exterior repainting of 21252 and 21354 Marsh Hawk and the re-shingle of roofs at 21007 and 21319 Marsh Hawk. At the meeting, the Committee unanimously approved the repainting of 21322 Marsh Hawk.

D. Newsletter. It was suggested that another reminder about picking up dog poop be inserted in future issues. Jeannie Shorts noted that previous issues did contain such reminder. Jeannie Shorts is looking for help and requested additional volunteers to assist in the newsletter publications.

E. Website. Jeannie Shorts updated the Board on website matters. Posting a clean-up dog poop reminder was suggested

F. Face Book. The Board discussed the competing Face Book accounts and procedures for content control. Manny Mendez and Jeannie Shorts will meet with the homeowner now sponsoring one of the sites and see if a joint, cooperative control policy can be put in place for a single account going forward. Posting a clean-up dog poop reminder was suggested.

G. Welcome Committee. The Manager previously provided the committee an updated new owner list.

H. Holiday Committee. There was no report.

I. Community Garage Sale. The garage sale remains scheduled for April 10, 2021.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

The Board requested Bernie Tanguay, former volunteer mailbox repair coordinator, provide some samples or other items required for replacement address plaques on mailboxes.

IX. Homeowner Input

A Homeowner in attendance addressed the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 7:36 PM.

Approved by the Board on May 13, 2021