



3903 Northdale Blvd, Suite 250W
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Preserve at Lake Thomas Homeowner's Association Inc.
A Corporation Not for Profit
3903 Northdale Blvd Ste 250W
Tampa, FL 33624
May 14, 2026 Board of Directors Meeting

- I. Chris Eagen, President called the meeting to order at 7:07 P.M. Quorum of the Board of Directors was confirmed and established. Present on behalf of the Board of Directors was Chris Eagen, Darius Saba, Manny Mendez, Frank Sierra, and Terry Aunchman. Cody Glass represented Wise Property Management Inc.
- II. Meeting was properly noticed in accordance with F.S. 720 and the associations bylaws.
- III. Chris makes a motion to approve the April minutes as submitted, Manny seconds. All in favor with no opposition.
- IV. Manny gave the Treasurers report on behalf of the April financial, Chris makes a motion to approve the Treasurers report, Darius seconds. All in favor with no opposition
- V. Cody presented the management report, one of the items in the report was that multiple agents have been reaching out about 5643 White Ebis and whether the lots can be combined into one. Frank makes a motion to not proceed with legal review of this matter, Chris seconds. All in favor with no opposition.
- VI. Manny makes a motion to accept the management report, Darius seconds. All in favor with no opposition.
- VII. Chris makes a motion to open a prepaid card with Wise Property Management, Manny seconds. All in favor with no opposition.
- VIII. Chris makes a motion to solicit security camera proposals and network infrastructure upgrades to review at a future meeting, Manny seconds. All in favor with no opposition.
- IX. Chris makes a motion to solicit proposals for access control and pedestrian gate improvements, Darius seconds. All in favor with no opposition.
- X. Chris makes a motion to proceed with front entry clean up and soliciting proposals for review at a future meeting, Manny seconds. All in favor with no opposition.
- XI. Chris makes a motion to get proposals for the loose boards for the boardwalk, Darius seconds. All in favor with no opposition
- XII. Chris makes a motion to contact Landscape Workshop to address the concern with vegetation and poison ivy, Darius seconds. All in favor with no opposition.
- XIII. Chris makes a motion to update the associations architectural control palette, Manny seconds. All in favor with no opposition.
- XIV. There being no further business, Chris moves to adjourn at 8:06 P.M., Manny seconds. All in favor with no opposition.

Respectfully submitted,

Cody Glass, LCAM, CMCA, AMS
Wise Property Management Inc.



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