

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**December 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 6:15 P.M. at the Pasco County Senior Services Center, 6801 Wisteria Loop, Land O' Lakes, Florida 34638.

**II. Roll Call**

Quorum Present: Carl Gebelein, Cris Payne, Doug Ronk, and Jerry Schmidt

Directors Not Present: Manny Mendez

Others Present: 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 November 14, 2019 Board of Directors Regular Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the November 2019 Financial reports and the Manager updated the Board on delinquent owner accounts.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Plans remain to pressure wash the boardwalk. Proposed entrance and monument wall redesign plans remain on hold. Rose Paving has scheduled the overlay warranty work at cul-de-sacs for January 13 and 14, 2020. The Manager continues working with A.D. Morgan Construction to resolve the reimbursement for contractor damages to the south entrance landscaping and irrigation. Cris Payne suggested to the Manager that the contractor completing repairs to the damaged perimeter wall be asked to also repaint the earlier repaired location so as to better match the existing color of the wall. The Manager reported that the pond control structures were inspected by the Engineer and SWFWMD has approved the favorable inspection results

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters.

**VI. Reports**

**A. Preservation Committee.** The electrical outlet at the north gate has been repaired. The Manager reported that Manny Mendez continues to work with the Electrician to upgrade entrance gate lighting.

**B. Architectural Control Committee.** The Committee reported approval of the proposed overgrown tree removal at 21318 Marsh Hawk.

**C. Newsletter.** There was no report.

**D. Welcome Committee.** There was no report.

**E. Holiday Lighting/Decoration Committee.** Jerry Schmidt reported that the holiday lighting and decorations will be taken down with volunteer assistance on January 11, 2020, starting at 9:00.

**VII. Unfinished Business**

The Manager reported that the proposed plan to allow school buses to enter the community for pick up will be addressed at the annual membership meeting held later this evening.

**VIII. New Business**

Cris Payne reminded the Manager to coordinate the removal of a prior owner name from the entrance gate access system and delete that owner's assigned access codes.

**IX. Homeowner Input**

Homeowners in attendance were permitted to address the Board. The need for a solution to deteriorating woodwork on mailboxes was discussed.

**X. Adjournment**

There being no further business, the meeting was adjourned at 6:38 PM.

*Approved by the Board on January 9, 2020.*