

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
June 10, 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 7:00 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: Carl Gebelein, Manny Mendez, Jeannie Shorts, and Bernie Tanguay
Directors Not Present: Tom Daly
Others Present: John Naylor, IT Committee, and Ron Trowbridge, Manager

III. Minutes

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

IV. Financial Report

The Manager and Board reviewed the May 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 have been installed. Management has received no response to a final written demand to the contractor whose employee damaged the entrance gate. The HOA Attorney will be asked to follow up on the matter. Also, the homeowner who hired the contractor will be notified of financial responsibility due to their contractor's damage to Common property. Management will complete a loan application with BB&T for major boardwalk repairs to the north and south lake deck approaches. Early cost estimates are around \$ 220-250k. Management is seeking bids. Manny Mendez agreed to sign the application on behalf of the Board. Monthly debt service for the loan is planned to be funded by the reallocation of monthly boardwalk reserves set asides to such monthly loan payment.

B. Deed Restrictions Enforcement. The Manager reported on status of open violations.

VI. Reports

A. IT Advisory Committee. John Naylor provided a detailed update on all recent work at the gates. Replacement hardware for operators is being ordered, the antenna is to be replaced on the key pad box, and GFI outlets replaced. Also, various adjustments to equipment and settings have been completed for enhanced operations.

B. Gate Operations. Manny Mendez confirmed to management that he will distribute gate clickers and manage entrance code issuance to homeowners. Also, gate opening for special events will be coordinated through Manny.

C. Architectural Control Committee. The Committee reported unanimous earlier approval of the dock at 21238 Preservation and the roof re-shingle at 213333 Marsh Hawk.

D. Newsletter. Jeannie Shorts continues looking for help and volunteers to assist in the newsletter publications.

E. Website. There was no update.

F. Face Book. Jennie Shorts reported that the Face Book issue is resolved and the correct link has been restored.

G. Welcome Committee. There was no report.

H. Holiday Committee. There was no report.

VII. Unfinished Business

The updated mail box repair contact information on the website is pending.

VIII. New Business

Manny Mendez suggested a community wide trash day with dumpster drop off be considered.

IX. Homeowner Input

There was no input.

X. Adjournment

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

Approved by the Board on July 8, 2021