

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

III. Minutes

On MOTION by Carl Gebelein, duly seconded, the Board unanimous agreed to waive reading of the June 10, 2021, Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

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

V. Manager's Report

A. General. The HOA Attorney is following up with the insurance claim for the damaged entry gate. Management is completing a loan application with BB&T for major boardwalk repairs to the north and south lake deck approaches. Bids still have not come. Two contractors have suggested waiting until lumber prices come down. Following inspection of the trees, the Board will advise the Manager if trees along the main exit boulevard should be trimmed.

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

VI. Reports

A. IT Advisory Committee. There was no report.

B. Gate Operations. There was no report.

C. Architectural Control Committee. There were no submissions since the last meeting.

D. Newsletter. There was no report.

E. Website. There was no update.

F. Face Book. There was no report.

G. Welcome Committee. There was no report.

H. Holiday Committee. It was suggested that a request for volunteers be included in the next newsletter.

VII. Unfinished Business

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

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VIII. New Business

The Board authorized homeowner at 5722 Golden Owl to install a “Little Library” book box on a test case along the sidewalk fronting the home. The style should be in architectural conformity to the community. Usage will be monitored to determine if a alternate location is possible.

IX. Homeowner Input

A homeowner reminded the Board to post recent meeting minutes on the website.

X. Adjournment

There being no further business, the meeting was adjourned at 7:25 PM.

Approved by the Board on _____, 2021