

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**August 8, 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 7:00 P.M. at the Pasco County Senior Services Center, 6801 Wisteria Loop, Land O' Lakes, Florida 34638.

**II. Roll Call**

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

Directors Not Present: None

Others Present: Ron Trowbridge, Manager; Bernie Tanguay, Preservation Committee

**III. Minutes**

On **Motion** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the June 13, 2019 Board of Directors Regular Meeting and approved the minutes as presented. It was noted that there was no July meeting due to lack of quorum.

**IV. Contractor Appearance**

Corey Mix of Rose Paving appeared to answer concerns of the Association for recent asphalt surface failures, primarily in cul-de-sacs. Rose Paving committed to honoring their warranty and will coordinate to have the asphalt tested for proper plant mix during application and resurface as necessary.

**V. Financial Report**

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

**VI Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Plans are being made to pressure wash the boardwalk. Required SWFWMD permit inspections for storm water structures at the retention ponds at a cost of less than \$ 300 are being scheduled by the engineering firm. Proposed entrance and monument wall redesign plans remain on hold. New meeting notice/message boards have arrived.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters. A revised lease application form has been posted on the website. The new form is more specific in requiring leases to contain stipulations that the tenants along with owners will be held responsible for compliance to Deed Restrictions and Rules and Regulations

**VII. Reports**

**A. Preservation Committee.** Manny Mendez presented options to the Board for new entrance key pad systems. Upon review and recommendations, the Board unanimously agreed to set a max budget limit not to exceed \$ 7,000 and appointed Cris Payne and Manny Mendez to finalize the agreement with Southern Automated Access Services. Contract negotiations regarding a possible, annual maintenance agreement with Southern will be considered following satisfactory installation of the new key pad system.

**B. Architectural Control Committee.** The Committee reported the approval of the proposed repaint and re-shingle of 5707 Golden Owl and the new garage door in oak texture and color at 5713 White Ibis. An application from 21028 Marsh Hawk for new rain gutters and a pool privacy screen behind the home was deemed as unnecessary and the owner may proceed without formal application.

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

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

**VIII. Unfinished Business**

There was no unfinished business.

**IX. New Business**

Carl Gebelein provided the Manager contact information for the General Contractor involved in the construction of the adjacent commercial building and the required tap in to the sewer lift station located within the subdivision. Inconvenient roadway closure at the south entrance is likely as well construction debris and damage to HOA landscaping. The Contractor pledges total restoration of HOA landscaping upon completion. The Board will look into hiring an outside contractor for installation and takedown of holiday lighting at the entrances. Manny Mendez volunteered to contact at least one known vendor for a possible quote. It was suggested also that an early deadline be established for volunteers to come forward to assist in holiday decorations in order to avoid last minute issues.

**X. Homeowner Input**

A Homeowner expressed concern regarding the tall grasses along the shoreline of a retention pond. Management will investigate.

**XI Adjournment**

There being no further business, the meeting was adjourned at 8:07 PM.