

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Organizational & Regular Meeting of the Board of Directors**  
**January 13, 2022**  
**Minutes**

**I. Call to Order**

An Organizational and Regular meeting of the Board of Directors for the Preserve at Lake Thomas Homeowners Association, Inc. was called to order by Carl Gebelein, Chairperson, on the above date at 7:50 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. The meeting was called to order immediately following the 7:00 PM annual Membership meeting.

**II. Roll Call**

Quorum Present: Tom Daly, Carl Gebelein, Manny Mendez, Kenneth Robak, and Bernie Tanguay

Directors Not Present: None

Others Present: Ron Trowbridge, Manager

**III. Minutes**

On MOTION by Carl Gebelein, duly seconded, the Board unanimously agreed to waive the reading of the November 10, 2021, Regular and Budget Adoption Meeting and approve the minutes as presented. On MOTION by Manny Mendez, duly seconded, the Board unanimous agreed to waive reading of the December 9, 2021 Board Meeting minutes and approve the minutes as presented.

**IV. Election of Officers & Appointment of Bank Account Signatories**

On motion made by Manny Mendez, duly seconded, and upon unanimous agreement, the Board appointed the following as officers and signatories on bank accounts: Kenneth Robak, President; Bernie Tanguay, 1<sup>st</sup> Vice President; Carl Gebelein, 2<sup>nd</sup> Vice President; Manny Mendez, Secretary/Treasurer. Director Tom Daly was unanimously appointed as an additional bank account signer.

**V. Appointment of Committees**

Upon unanimous agreement, the Board appointed Manny Mendez, Bernie Tanguay, and Tom Daly to the Architectural Committee. Upon Unanimous Agreement of the Board, Marie Hammer and Mila Tanguay were appointed to the Welcome Committee and John Naylor and Manny Mendez to the Gate Operating Committee. John Naylor was unanimously appointed to the IT Advisory Committee.

**VI. Financial Report**

The Manager and Board reviewed the December 2021 Financial Report and the Manager updated the Board on collections.

**VII. Manager's Report**

**A. General.** Both the Attorney and the insurance carrier for the driver of the truck who damaged the entry gate have expressed desire to settle the case and reimburse the HOA for the cost of the gate replacement. Major boardwalk repairs to the north and south lake deck approaches are on hold pending Annexation resolution.

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

**VIII. Reports**

**A. IT Advisory Committee - Gate & Camera Operations.** At the prior Membership Meeting, John Naylor had updated the Board and community in general on gate and camera operations.

**B. Architectural Control Committee.** The Manager reported on behalf of the Committee. The Committee approved window replacements and repainting of the home at 21225 Marsh Hawk.

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

**D. Website.** There was no report.

**IX. Unfinished Business**

Efforts to annex the remaining 9 non-member lots continues. An additional follow up notice will be distributed to non-members.

**X. New Business**

There was no new business.

**XI. Homeowner Input**

Homeowners were afforded the opportunity to address the Board.

**XII. Adjournment**

There being no further business, the meeting was adjourned at 8:23 PM.

*Approved by the Board on February 10, 2022*