

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
February 10, 2022
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 Ken Robak, President, on the above date at 7:04 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

II. Roll Call

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

Directors Not Present: None

Others Present: John Naylor, IT Committee, Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded, the Board unanimously agreed to waive the reading of the January 13, 2022, Organizational and Regular Board Meeting and approve the minutes as presented. On MOTION by Manny Mendez, duly seconded, the Board unanimous agreed to waive reading of the January 13, 2022 Annual Membership Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the January 2022 Financial Report and the Manager updated the Board on collections.

V. Manager's Report

A. General. The HOA Attorney is awaiting payment from State Farm for the insurance claim pertaining to the driver of the truck who damaged the entry gate. A deadline was established for receipt of the payment to avoid continued legal action by the HOA.

B. Deed Restrictions Enforcement. The Manager reported on status of open violations. The Board confirmed its desire to continue enforcement of the deed restrictions on individual homeowner property maintenance.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor updated the Board on general gate and camera operations. All cameras are operational. On MOTION by Manny Mendez to approve, duly seconded, the Board on a vote of four (Daly, Gebelein, Mendez, Robak) FOR and one (Tanguay) AGAINST, approved the quarterly maintenance agreement for the gate mechanisms and structures by Access Controls. On MOTION by Carl Gebelein to approve, duly seconded, the Board unanimously agreed to accept the Frontier contract for gate phone service.

B. Architectural Control Committee. The Manager reported on behalf of the Committee. The Committee approved roof re-shingle at 21207 Preservation Drive and drive way pavers at 21211 Preservation Drive.

C. Welcome Committee. There was no report.

D. Website. Manny Mendez updated the Board on Website and Facebook matters.

VII. Unfinished Business

The Manager updated the Board on Annexation Issues. An additional follow up notice was distributed to non-members. At earlier direction of the Board, trash pickup under the HOA contract for non-members was halted.

VIII. New Business

On MOTION by Manny Mendez to restart, duly seconded, the Board unanimously agreed to restart planning for major replacement of the Boardwalk approaches and seeking funding options. The Manager informed the Board that a homeowner was very upset with the increased costs of HOA contracted propane service. It was pointed out that petroleum product prices were increasing across the country due to National economic conditions.

IX. Homeowner Input

Attending homeowner was afforded the opportunity to address the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 8:10 PM.

Approved by the Board on March 10, 2022