

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
March 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 7:02 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 of IT Committee, and Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded by Manny Mendez, the Board unanimously agreed to waive the reading of the February 10, 2022, Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the February 2022 Financial Report and the Manager updated the Board on collections. The Accountant's State required Cash Receipts and Disbursement Report for 2021 has been received.

V. Manager's Report

A. General. The HOA insurance claim against State Farm pertaining to damages by a contractor to the entry gate has been paid. Meeting dates for upcoming months were presented by management. The Manager was informed of a problem with the north pedestrian gate lock.

B. Deed Restrictions Enforcement. The Manager and Board reviewed open violations.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor updated the Board on general gate operations. The Manager presented a quote from American Access Controls for replacement of in-ground safety loops at the main gate. The quote involves removal and replacement of roadway pavers at an additional cost. John Naylor suggested that saw cut would be a less expensive alternative and there are current loops that were installed by saw cuts. The Manager will get back to the contractor to obtain their opinion and re-quote for a saw cut installation which will not be under warranty.

B. Architectural Control Committee. The Manager reported on behalf of the Committee. The Committee approved roof re-shingle at 21303 Marsh Hawk Drive and driveway re-stain at 21403 Preservation Drive.

C. Website/Face Book. Manny Mendez updated the Board on the website & face book.

VII. Unfinished Business

The Manager updated the Board on obtaining adjusted quotes for major replacement of the boardwalk approaches and researching funding options.

VIII. New Business

A. General. The Manager was informed of a broken pond gate behind the lift station.

B. ACC Guideline. On MOTION by Ken Robak, duly seconded by Tom Daly, the Board unanimously agreed to henceforth prohibit the staining of driveways. The Manager will draft a guideline for Board review and approval. Current stained driveways will be identified and grandfathered.

C. Community Yard Sale. The Board set the Spring Yard Sale date for April 23, 2022.

IX. Homeowner Input

Attending homeowners and non-member guests were afforded the opportunity to address the Board. Non-members spoke regarding the Annexation of non-member lots. Concerns were expressed over hazardous overflow school bus stop parking along adjacent roadways and at the south entrance off of Hwy 41. A concern over an elevated sidewalk section was expressed.

X. Adjournment

There being no further business, the meeting was adjourned at 8:30 PM.

Approved by the Board on April 14, 2022