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Preserve at Lake Thomas Homeowner's Association
A Corporation Not for Profit
5401 Land O Lakes Blvd
Land O Lakes, FL 34639
January 8, 2026 Board of Directors Meeting

- I. Chris Eagan, President called the meeting to order at 7:00 P.M at the Land O Lakes Heritage Park. Quorum of the Board was established and confirmed. Present on behalf of the Board of Directors was Chris Eagan, Jack Tager, Manny Mendez, Frank Sierra, and Terry Aunchman. Cody Glass represented Wise Property Management Inc.
- II. Meeting was properly noticed as required per the statute and the associations bylaws onsite 48 hours prior to the meeting date and on the associations client portal through Wise Property Management.
- III. Cody Glass gave the Treasurers report on behalf of the November 2025 financial report. Terry makes a motion to accept the Treasurers report, Chris seconds. All in favor with no opposition.
- IV. Cody provided the management report to all Board members prior to the Board meeting as part of the Board packet. The management report will be uploaded to the portal for resident review as well. Chris makes a motion to accept the management report, Terry seconds. All in favor with no opposition.
- V. Frank makes a motion to draft updated language to the associations declaration per the legal opinion included in the management report for commercial vehicles, Terry seconds. All in favor with no opposition.
- VI. Frank makes a motion to preserve the declaration of covenants, conditions and restrictions under MRTA, Chapter 712 of Florida statute, Chris seconds. All in favor with no opposition.
- VII. Discussion ensued as it pertains to Board communication channels and the 2026 budget review. No motions were made during this discussion
- VIII. There being no further business, Chris moves to adjourn at 8:34 pm, Jack seconds. Meeting unanimously adjourned.

Respectfully submitted,

Cody Glass, LCAM, CMCA, AMS
Wise Property Management Inc.