

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular & Budget Adoption Meeting of the Board of Directors
November 10, 2022
Minutes

I. Call to Order

A Regular and Budget Adoption meeting of the Board of Directors for the Preserve at Lake Thomas Homeowners Association, Inc. was called to order by Manny Mendez, President, on the above date at 7:02 P.M. at the Land O' Lakes Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

II. Roll Call

Quorum Present: Tom Daly, Manny Mendez, Jeff Shorts, and Bernie Tanguay

Directors Not Present: Carl Gebelein (illness)

Others Present: John Naylor of the IT Committee and Ron Trowbridge, Manager

III. Minutes

On MOTION by Bernie Tanguay, duly seconded by Jeff Shorts, the Board agreed unanimously to waive the reading of the October 13, 2022 Board Meeting and approve the minutes as presented.

IV. Financial Report

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

V. Manager's Report

A. General. Option to possibly lift confirmed uneven sidewalk sections will be considered. The repaired perimeter wall section has been painted. Manny Mendez continues obtaining quotes for additional pressure washing of the front entrance sidewalk and street storm water gutters. The lakes are looking better after recent treatment by contractor Solitude. New speed and no parking signs for info boards at entrances have been ordered. Affordable Lock and key is scheduling the replacement of pedestrian gate closers.

B. Deed Restrictions Enforcement. Management reported on the updated violations list.

VI. Reports

A. IT Advisory Committee - Gate & Camera Operations. John Naylor updated the Board on gate and camera operations.

B. Architectural Control Committee. The Committee reported approval of solar panels at 5722 Golden Owl Loop.

C. Welcome Committee. The Committee reported only one new owner yet to be welcomed.

D. Garage Sale. It was noted that there were not many homes participating in the recent community wide garage sale.

VII. Unfinished Business

Holiday Decorations. The Board reminded attendees and other Directors of the need for additional volunteers for holiday decorating of entrances. John Naylor is checking electrical receptacles.

VIII. New Business

A. General. The Board discussed consideration of proposed amendments to governing documents which would restrict leases and required Directors to be homeowners.

B. Annual Meeting Coordination. The Manager updated the Board regarding preparations and administrative requirements for the upcoming annual membership meeting on December 8, 2022.

C. 2023 Budget. On MOTION by Manny Mendez, duly seconded by Tom Daly, the Board unanimously approved the 2023 operating budget which established monthly installments at \$ 120.00 per month. The increase of \$ 10 per month over 2022 was due mainly to inflationary reasons.

D. Boardwalk. The Board opened the floor to comments from the membership regarding the option of the Board securing a loan for boardwalk repairs which would not require any increase in current assessments, versus the calling of a special membership meeting for 2/3ds approval by a quorum for a special assessment of \$ 1,500 per lot. Several members in attendance spoke on the issue in apparent unanimous favor of securing a loan.

IX. Homeowner Input

Homeowners in attendance were afforded an opportunity to comment on agenda items.

X. Adjournment

There being no further business, the meeting was adjourned at 8:01 P.M.

Approved by the Board on December 8, 2022