

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
May 13, 2021
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 Carl Gebelein, President, on the above date at 7:00 P.M. at the Pasco County Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639. Social Distancing was facilitated.

II. Roll Call

Quorum Present: Tom Daly, Carl Gebelein, Manny Mendez, Jeannie Shorts, and
Bernie Tanguay

Directors Not Present: None

Others Present: Ron Trowbridge, Manager

III. Minutes

On MOTION by Carl Gebelein, duly seconded, the Board unanimous agreed to waive reading of the April 8, 2021, Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the April 2021 financial report and the Manager provided a summary update on delinquent owner accounts.

V. Manager's Report

A. General. The two ball finials for the main entrance gate remain on back order. Management is sending a final demand to the contractor whose employee damaged the entrance gate. Steffens was able to repair some of the deteriorated wood planks and railings at the northern boardwalk. Mr. Steffens reported that support beams at the repaired locations were in very poor condition. Manny Mendez suggested the Association look into obtaining a loan for repairs to both the north and south approaches to the main lakeside deck rather than wait for a buildup of reserves. The Manager will obtain updated costs for such work and contact the Bank for a possible loan. Common ground trees were trimmed and elevated at the boardwalk southern entrance and over the roof of 5713 White Ibis. The Manager distributed to the Board a copy of the Nuisance Alligator reporting process and Florida Wildlife contact information.

B. Deed Restrictions Enforcement. The Manager reported on status of open violations. A number of mailboxes have now been repaired by homeowners. No Parking/Tow stickers were provided the Board by the Manager.

VI. Reports

A. IT Advisory Committee. There was no update.

B. Gate Operations. Weakened gate safety loops were replaced by American Access Controls.

C. Architectural Control Committee. The Committee reported unanimous earlier approval of the exterior repainting of 21322 Marsh Hawk, the re-shingle of the roof at 21001 Marsh Hawk, and the stone façade and driveway pavers at 21351 Marsh Hawk.

D. Newsletter. Jeannie Shorts continues looking for help and volunteers to assist in the newsletter publications.

E. Website. Jeannie Shorts updated the Board on website matters.

F. Face Book. Jennie Shorts reported that there remains an effort by her and Manny Mendez to meet with the Face Book volunteer to resolve the competing Face Books issue and Face Book control.

G. Welcome Committee. There was no report.

H. Holiday Committee. There was no report.

I. Community Garage Sale. It was noted that the April 10, 2021, garage sale was a general success.

VII. Unfinished Business

The Association continues to update mail box repair contact information on the website.

VIII. New Business

There was no new business.

IX. Homeowner Input

Homeowners in attendance addressed the Board, primarily regarding the Face Book issue.

X. Adjournment

There being no further business, the meeting was adjourned at 7:40 PM.

Approved by the Board on June 10, 2021